





**Hermitage Close, Ashbourne DE6 1TG** 



## welcome to

# **Hermitage Close, Ashbourne**

A well-proportioned four-bedroom home on Hermitage Close, Ashbourne, offering comfortable family living in a quiet and desirable cul-de-sac close to local amenities.













#### **Entrance Hall**

The entrance hall features smart tiled flooring, a radiator and a useful under-stairs storage cupboard, creating a practical and welcoming first impression.

#### Cloakroom

The cloakroom is fitted with a WC and wash basin, with a side-facing window allowing natural light to brighten the space finished with smart tiled flooring.

## Lounge

The lounge is a bright room featuring a bay window, LVT flooring, and two radiators, creating a spacious and inviting living area that has been recently redecorated.

#### Kitchen / Diner

A spacious open-plan family kitchen diner. U-shaped kitchen with 4-ring gas hob, electric oven, sink, integrated dishwasher, fridge and freezer, high and low units with rolled-edge worktops. Two radiators and double patio doors opening to the rear garden, following from the hallway with that same smart tiled flooring throughout the kitchen area.

## **Utility Room**

The utility room features matched tiled flooring to the kitchen, a practical sink, space for a washing machine, and houses the boiler, providing a functional addition to the home. This room also houses the combi boiler.

## **First Floor Landing**

The first-floor landing is fitted with carpeted flooring and provides access to a water tank cupboard and the partially boarded loft.

### **Bedroom One**

The first bedroom features a front-facing window allowing plenty of natural light, fitted wardrobes for ample storage, carpeted flooring, and a radiator, creating a comfortable and well-appointed space.

### **En-Suite**

The en-suite is fitted with a mains-fed shower and

tiled flooring, along with a sink with chrome mixer tap, WC, radiator, and a side-facing window.

#### **Bedroom Two**

Bedroom two features carpeted flooring, a radiator, and a rear-facing window, providing a comfortable and light-filled space perfect for a primary guest room.

#### **Bedroom Three**

Bedroom three features carpeted flooring, a radiator, and a rear-facing window, providing the perfect space an extra guest room or nursery.

#### **Bedroom Four**

Bedroom four features carpeted flooring, a radiator, and a front-facing window, providing a welcoming, bright space.

## **Family Bathroom**

The family bathroom is fitted with a mains shower over the bath, WC, and sink with chrome mixer tap, complemented by a radiator and a side-facing window, a practical space for family use.

#### Outside

The outside area features a lawned front garden with a pathway leading to the entrance and side access to the private rear garden, which includes raised decking and a lawn, providing an ideal space for outdoor relaxation and entertaining.

## Garage

One of three garages. Power and lighting connected, up-and-over door. Ideal for parking or storage.





## welcome to

## Hermitage Close, Ashbourne

- Good-sized bedrooms including en-suite to bedroom one
- Generous 19ft garage with power and lighting
- Spacious four-bedroom detached home in a quiet culde-sac location
- Large open-plan kitchen/diner with patio doors to the garden
- Private rear garden with raised decking plus side access

Tenure: Freehold EPC Rating: B

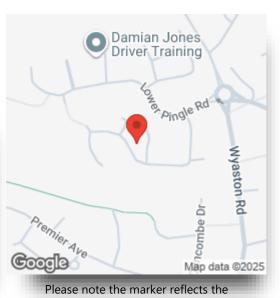
Council Tax Band: E

# £425,000









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