



**Old Derby Road, Ashbourne DE6 1BN**



**welcome to**

**Old Derby Road, Ashbourne**

A beautifully refurbished and renovated two bedroom detached bungalow positioned on a good sized level plot. The bungalow provides modern accommodation with en-suite shower room to the master bedroom and garden room to the rear over looking the delightful garden



### **Entrance Hall**

UPVC double glazed side entrance door. Radiator. Storage cupboard. Doors leading to the bathroom, bedroom two and;

### **Sitting Room**

13' 9" x 11' 8" ( 4.19m x 3.56m )

Having inset ceiling spotlights, radiator, feature fire place with marble hearth, surround and mantle with electric fire. Window and door leading into the conservatory and access to bedroom one and;

### **Dining Kitchen**

22' x 8' 2" ( 6.71m x 2.49m )

Fitted with a modern range of stone grey matching wall and base units, solid wood working surfaces, stainless steel sink unit and drainer, integrated appliances include eye level grill and fan assisted oven, four ring gas hob with extractor hood over, dishwasher, fridge and freezer. Plumbing and space for a washing machine. Tiled floor in the kitchen and carpet in the dining area, spotlights to ceiling, plinth heater and two UPVC windows to the front and radiator.

### **Garden Room**

Tiled floor. Double glazed windows and door to the rear garden.

### **En-Suite Bedroom**

10' 1" x 8' 8" ( 3.07m x 2.64m )

Inset ceiling spots, UPVC double glazed window to the rear overlooking the garden and door into the;

### **En-Suite**

Fully tiled shower cubicle, pedestal wash hand and low level w.c. Inset ceiling spots, chrome ladder style towel rail and tiled floor.

### **Bedroom**

13' 2" x 9' 2" Max ( 4.01m x 2.79m Max )

UPVC double glazed window to the side and radiator.

### **Bathroom**

suite comprising bath, pedestal wash hand basin and W.C. Tiled floor, chrome ladder style heated towel rail. Part tiled walls, extractor fan and UPVC double glazed obscured window to the side.

### **Exterior**

The bungalow sits on a good sized plot with low maintenance gardens to the front, side and rear. A driveway provides off road parking for several vehicles provides access to the detached single garage. The rear garden is laid mainly to lawn with shrub borders, patio seating area and shed.

### **Detached Garage**

Up and over door and window to the side.



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welcome to

## Old Derby Road, Ashbourne

- Level and easy to maintain Gardens
- A beautifully refurbished and renovated detached bungalow
- Two double bedrooms and two bathrooms
- Two lovely reception rooms
- Detached Garage

Tenure: Freehold EPC Rating: D

**£315,000**



Please note the marker reflects the postcode not the actual property

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