



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.



view this property online bagshawsresidential.co.uk/Property/ABN105564



welcome to

Old Derby Road, Ashbourne

- ** Open House Event 10th/17th May. 10am - 2pm.**
- 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

view this property online bagshawsresidential.co.uk/Property/ABN105564



Property Ref:
ABN105564 - 0024

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01335 346677



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE,
Derbyshire, DE6 1GF



bagshawsresidential.co.uk