



Mayfield Road, Ashbourne, DE6 1AR

With private off-road parking and located within walking distance of Ashbourne town centre, this is a perfect starter home or 'second stepper' home for a young family.

On the ground floor, the spacious dual aspect lounge-diner leads through to the kitchen and separate utility room. On the first floor is a roomy double bedroom, single bedroom and bathroom. To the rear is a sun-trap south facing courtyard garden and private off-road parking.

The town centre is only a two minute drive from the home and includes a wide range of independent cafes, restaurants and shops. A nearby retail park includes an M&S Food store. Just outside Ashbourne are the Derbyshire Dales and Dovedale, with the Peak District just a short cycle ride or drive away. The county town of Derby is less than a 30 minute drive from this home, making it a perfect base for commuting.

- Perfect starter home
- Walking distance to town centre
- Home office working area
- Off-road parking
- Close to countryside walks
- Courtyard garden - south facing
- Council Tax Band A
- Spacious lounge-diner
- Kitchen and utility room

£155,000

Mayfield Road, , Ashbourne, DE6 1AR

Front of the home

Of brick and tile construction, the home has uPVC windows. Enter the home through the part-glazed uPVC front door.

Lounge-Diner

11'11" x 10'9" and 11'11" x 11'7" (3.65 x 3.3 and 3.65 x 3.55)

This spacious room has windows at each end, flooding natural light in from both aspects. With oak laminate flooring, a high ceiling and skirting boards, it's a classically styled room. There are two light fittings, a wall-mounted gas fire, alcove with fitted shelving and open staircase up to the first floor. The room also has two radiators and, at the far end, space for a 4-6 seater dining table and chairs. The lounge has plenty of room for seating and furniture, whilst there is a useful wide open space under the stairs, suitable for a large desk for home working.

Kitchen

8'6" x 5'8" (2.6 x 1.75)

From the lounge-diner, a door with chrome handle provides access into the kitchen. Descend one step onto the oak-effect vinyl floor. There is a radiator and shelving on the right, together with a south-facing double glazed window. On the left is a worktop with integrated three ring gas hob. That has an extractor fan above and electric oven below. The integrated stainless steel sink and drainer has a chrome mixer tap.

There are a range of high and low level cabinets and ceramic tiled splashbacks. The room has a ceiling light fitting and step down to the utility room.

Utility Room

7'8" x 5'0" (2.35 x 1.53)

With oak-effect vinyl flooring, this utility room has an L-shaped worktop with full-height cabinets immediately on the left. There is space and plumbing for a washing machine and dishwasher, whilst a Pro-branded gas-fired central heating boiler is mounted on the wall. There are high-level cabinets, a ceiling light fitting and part-glazed uPVC door to the courtyard garden.

Stairs to first floor landing

Painted wooden stairs with a banister on the right lead up from the lounge to the first floor. The large galleried landing has two ceiling light fittings, a radiator and loft above. The loft has a pull-down ladder and is partially boarded. Doors lead into the two bedrooms and bathroom.

Bedroom One

11'11" x 10'9" (3.65 x 3.3)

This spacious double bedroom has a tall double glazed window pouring natural light into this room. There is an ornate fireplace surround with alcoves each side having enough space for wardrobes or chests of drawers. The room has plenty of space for a double bed and additional furniture. There is a ceiling light fitting and radiator in this carpeted bedroom.

Bedroom Two

12'7" x 6'0" (3.85 x 1.85)

This single bedroom would also make a great home office or nursery. The carpeted room has a wide south-facing window and high ceiling with light fitting.

Bathroom

9'4" x 6'4" (2.85 x 1.95)

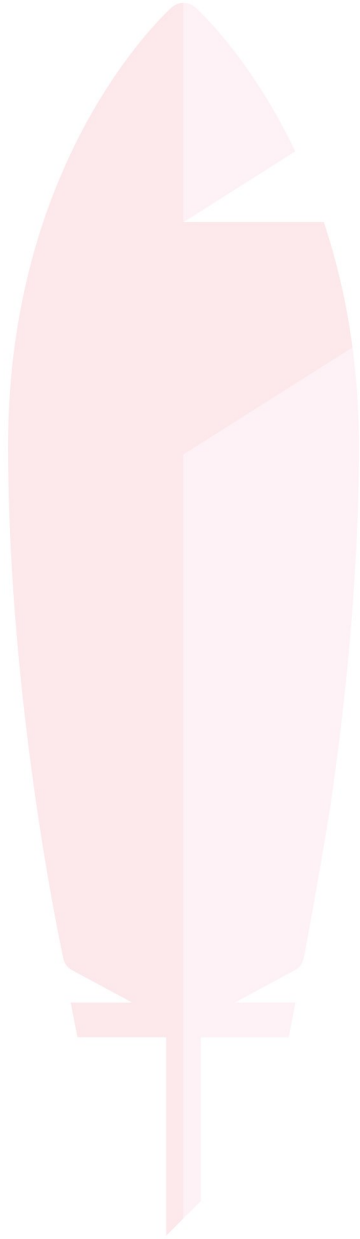
This good-sized bathroom has a jellybean-shaped bath with mains-fed shower over. The bath has a chrome mixer tap and pivoting glass shower screen. The walls have floor-to-ceiling white ceramic tiles which contrast nicely with the glossy black fitted storage cupboard and vanity unit. Set within the vanity unit are a capsule WC with integrated flush and ceramic sink with chrome mixer tap.

The room has a vinyl floor, ceiling light fitting, chrome vertical heated towel rail, frosted double glazed window and extractor fan.

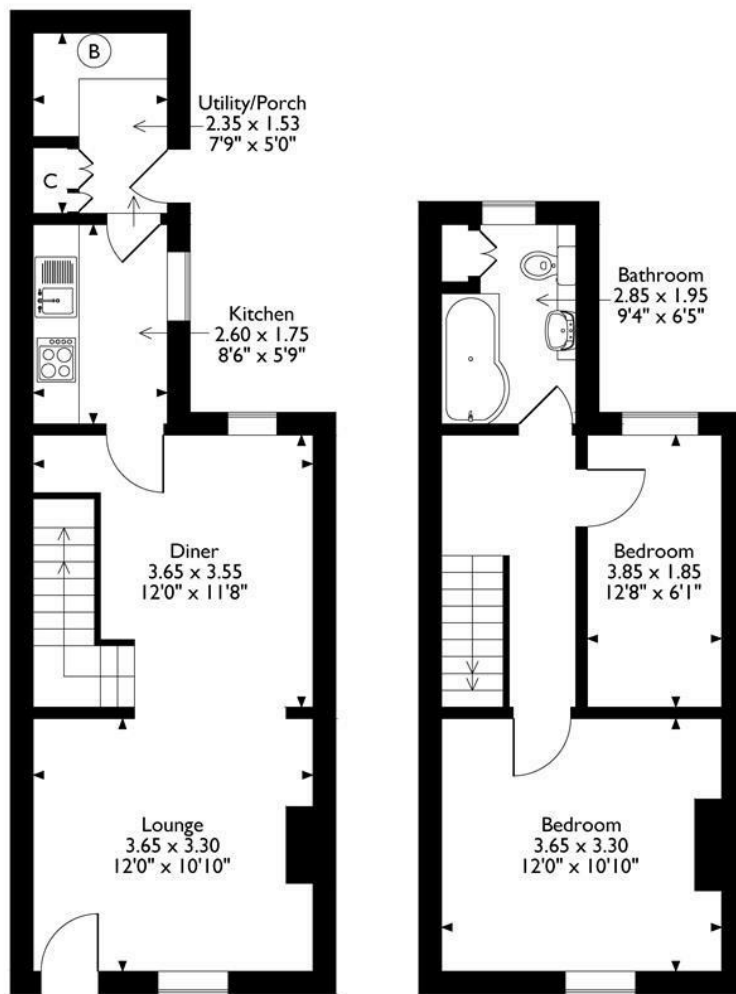
Courtyard Garden

This south-facing courtyard is accessed from the utility room and is a real sun trap. There is space for a patio set and pot plants. A decorative iron gate leads out to two separate parking areas - one immediately outside the gate and then another communal parking area, accessed along a private drive off the road, a few houses along. This parking is a real bonus, so close to the town centre.





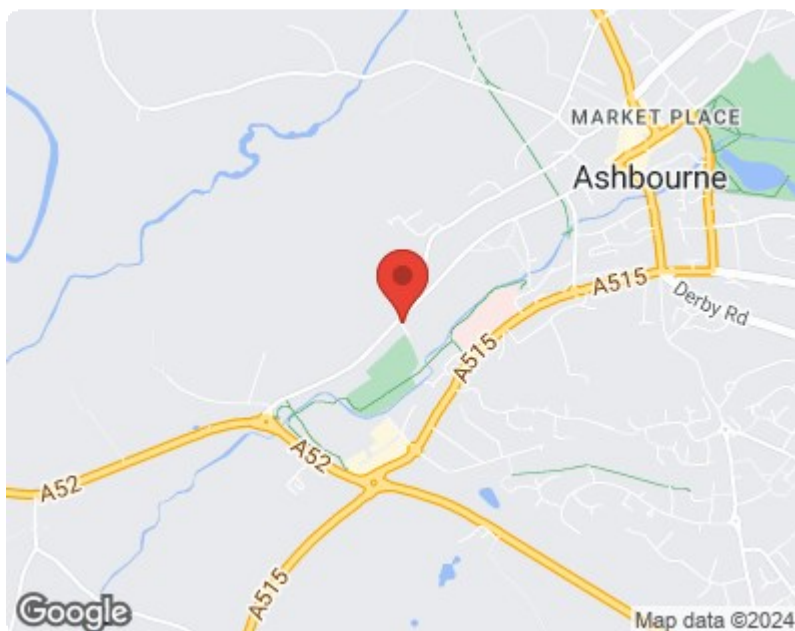
34 Mayfield Road
 Approximate Gross Internal Area
 65 Sq M / 700 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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