





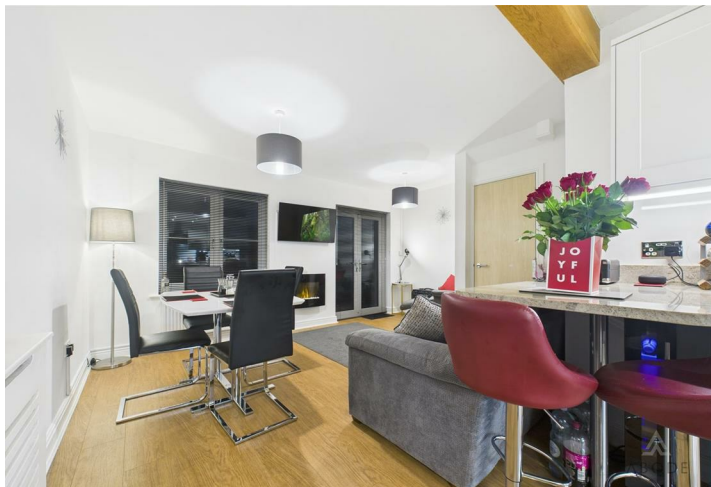
FOUR BEDROOMS | TOWN CENTRE LOCATION |
GARAGE | STUNNING OPEN-PLAN LIVING/DINING
KITCHEN | EXCEPTIONAL ENERGY PERFORMANCE

Situated in the heart of Ashbourne town centre, this impressive three-storey, four-bedroom family home has undergone significant upgrades, including newly installed uPVC doors and windows; this combined with the solar panels results in a very high energy-performance property. Further benefits include gas central heating throughout.

In brief, the accommodation comprises an entrance hall with guest cloakroom, a ground-floor study, and a stunning open-plan kitchen/dining/living space. To the first floor is a spacious lounge and a bedroom with en-suite facilities. The second floor offers three further bedrooms, including the master bedroom with en-suite, along with a family bathroom.

Externally, the rear garden has been designed for low maintenance. The property also benefits from a single garage with electric door and front parking space.

Viewings are strictly by appointment only and can be arranged by contacting Abode Estate Agents.



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Hallway

A welcoming entrance hallway accessed via a composite front door. The space benefits from two central heating radiators, smoke alarm, doorbell chime, and a useful double built-in wardrobe cupboard housing the electric meter, consumer unit, solar panel isolator switch, along with shelving and hanging rails. A staircase rises to the first-floor landing, with doors providing access to the principal ground-floor accommodation.

Living/Dining Kitchen

The adaptable hub of the home, this impressive open-plan kitchen, dining, and living area is flooded with natural light.

The kitchen area features a uPVC double-glazed window to the side elevation and is fitted with a range of matching base and eye-level cupboards and drawers, complemented by granite drop-edge preparation work surfaces. Integrated appliances include a sunken stainless-steel sink with mixer tap, induction hob with extractor hood, oven and grill, dishwasher, fridge, freezer, and an integrated microwave housed within cabinetry. A breakfast bar provides additional dining and entertaining space, with ceiling spotlights enhancing the modern finish. The central heating gas boiler is neatly concealed within a cupboard, and panelled flooring continues throughout.

The living and dining area enjoys two double-glazed windows to the rear and side elevations, along with uPVC double-glazed French doors opening onto the rear patio, creating a seamless indoor-outdoor flow. The focal point of the living space is a wall-mounted electric fireplace, complemented by two central heating radiators. Additional storage is provided by a useful understairs pantry cupboard, with a door leading back into the hallway.



Cloakroom/W.C.

Fitted with a contemporary low-level WC with continental flush, pedestal wash hand basin with mixer tap, and tiled splashback. Finished with panelled flooring throughout, central heating radiator, ceiling spotlights, and extractor fan.

Study

A versatile and adaptable room offering a variety of potential uses to suit the needs of a discerning buyer. Featuring a uPVC double-glazed window to the side elevation, central heating radiator, access to the loft via hatch, and an internal door leading through to the garage.







Garage

The garage benefits from an electric up-and-over door to the front elevation and provides excellent appliance and storage space. Fitted with a range of base and eye-level storage cupboards, along with complementary work preparation surfaces.

First Floor Landing

Providing access to the principal first-floor accommodation.

Lounge

A bright and spacious reception room featuring two uPVC double-glazed windows to the front elevation. A bespoke focal point fireplace is the showcase of the room, finished with panelled flooring throughout, two central heating radiators, and a TV aerial point.

Bedroom One

A well-proportioned bedroom with a uPVC double-glazed window to the rear elevation, central heating radiator, and internal door leading to the en-suite.

En-suite

Appointed with a uPVC double-glazed frosted window to the rear elevation and a modern three-piece shower suite comprising a low-level WC, pedestal wash hand basin with mixer tap, and a double shower cubicle. Complemented by tiled wall coverings, central heating radiator, shaving point, ceiling spotlights, and extractor fan.

Second Floor Landing

The second-floor landing provides access to the loft via a hatch with pull-down ladder and benefits from a smoke alarm and two useful over-stairs storage cupboards, one housing the hot water tank with shelving. Internal doors lead to:

Bedroom Two

A spacious double bedroom featuring a UPVC double-glazed window to the front elevation, television and telephone points, central heating radiator and a range of built-in fitted wardrobes with hanging rails and shelving. An internal door provides access to the:

En-suite

Comprising a modern three-piece suite with low-level WC, pedestal wash hand basin with mixer tap and tiled splashback, and a shower cubicle with complementary tiled wall coverings. Further features include an extractor fan, LED spotlighting to the ceiling, shaving point and a central heating radiator.

Bedroom Three

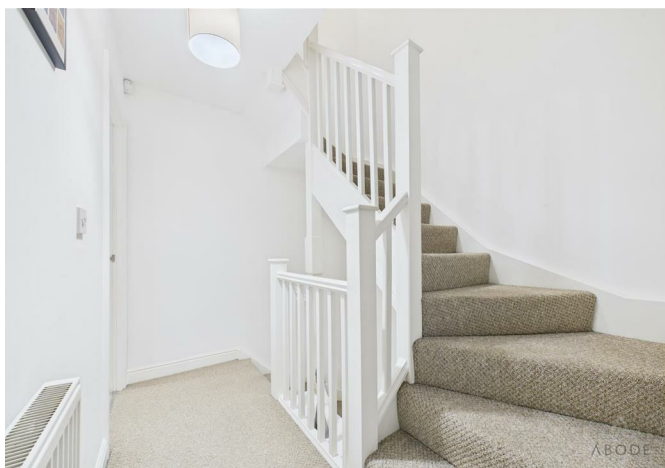
A further well-proportioned double bedroom with a UPVC double-glazed window to the rear elevation and central heating radiator. An internal door leads to the:

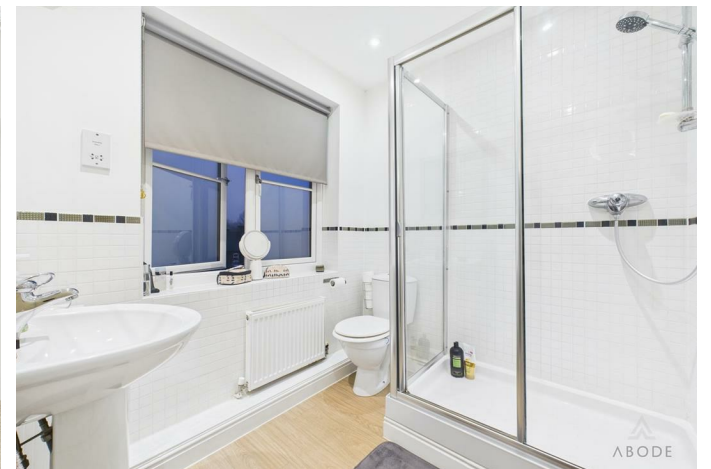
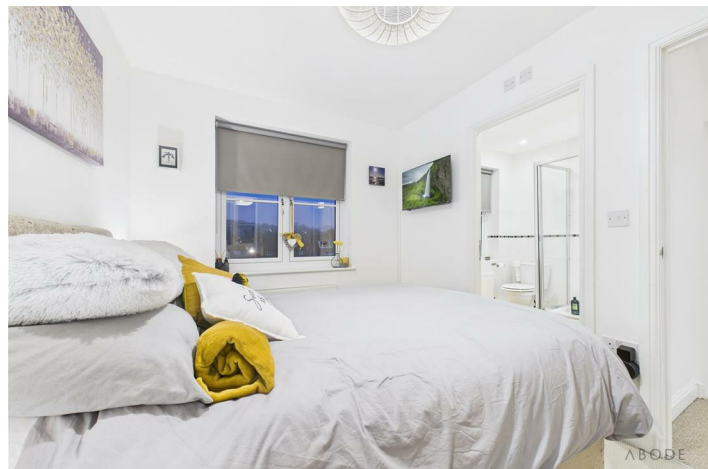
Jack and Jill Bathroom

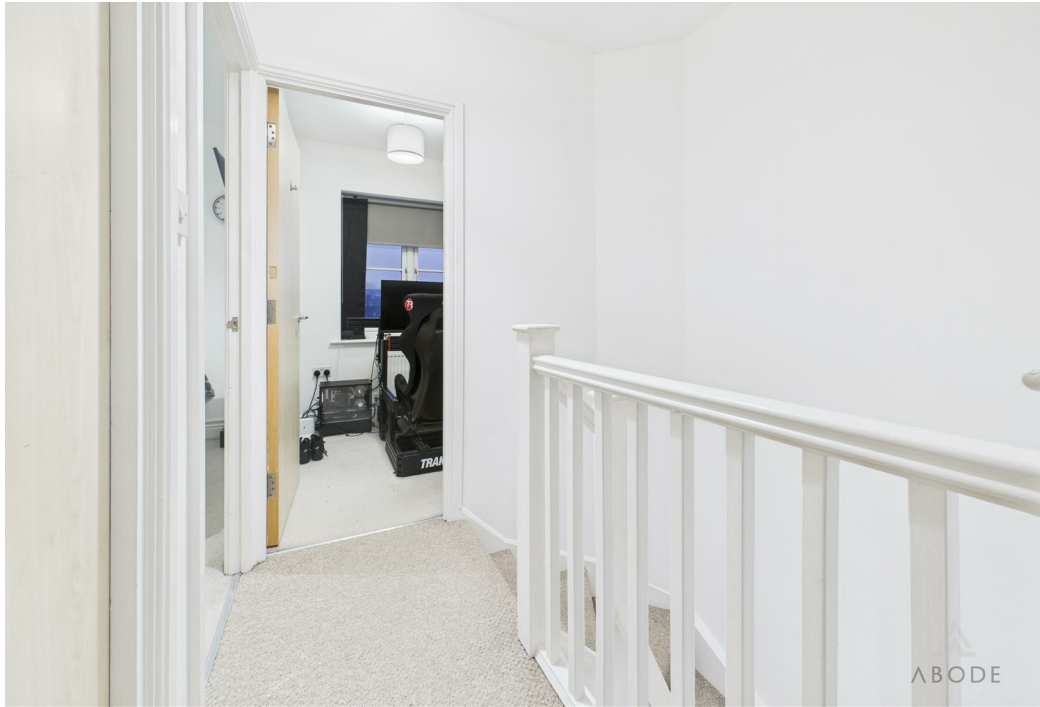
Accessible from both the landing and the bedroom, this family bathroom features a three-piece suite comprising low-level WC, pedestal wash hand basin with mixer tap and a panelled bath with mixer tap. Complementary tiling to wall areas, a heated towel radiator, shaving point, ceiling spotlighting and an extractor fan complete the room.

Bedroom Four

A versatile room with a UPVC double-glazed window to the rear elevation and central heating radiator, ideal for use as a single bedroom, home office, study, or hobby room.







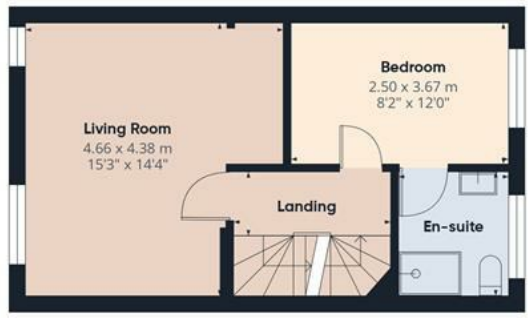








Floor 0



Floor 1



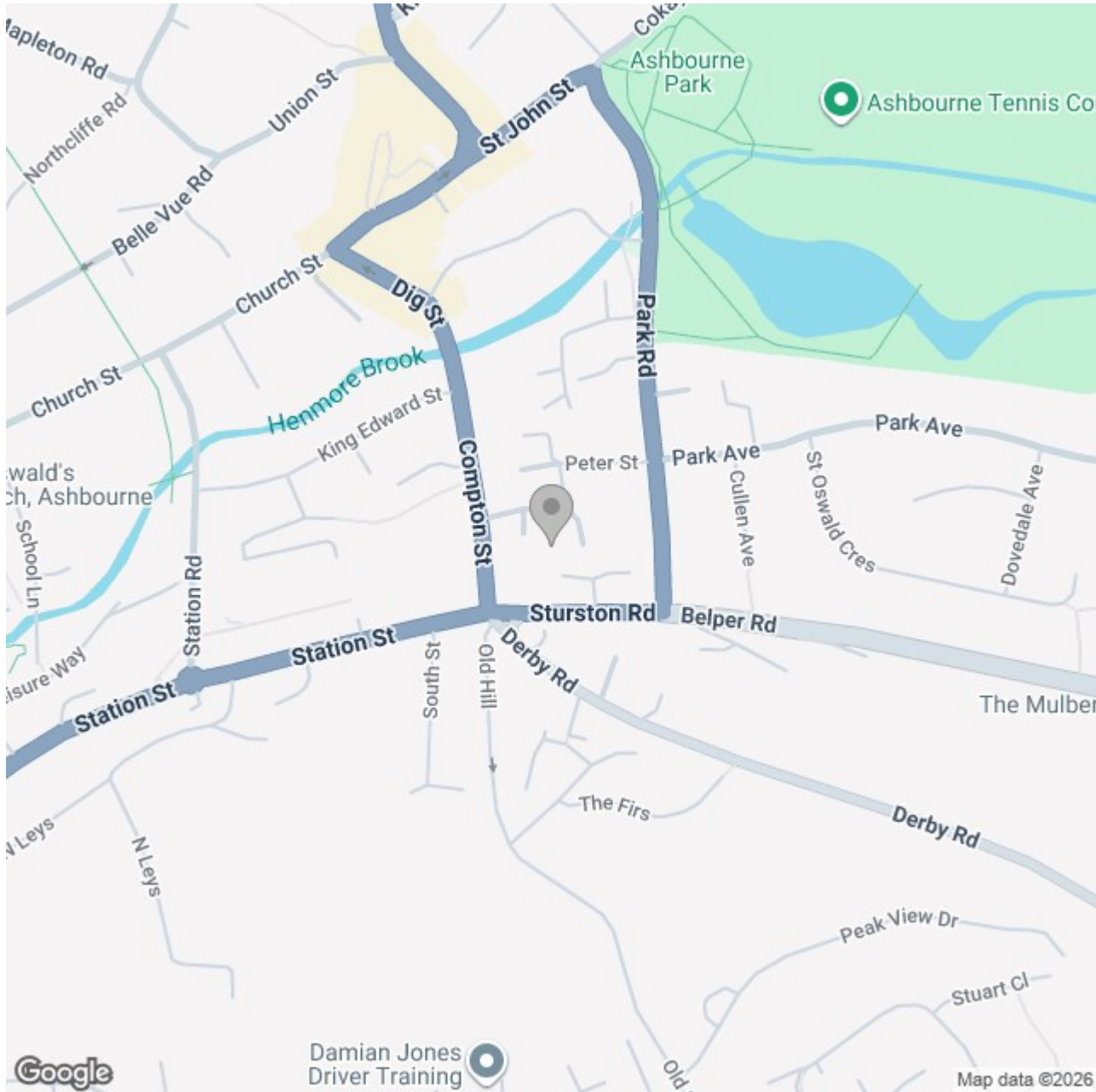
Floor 2

Approximate total area⁽¹⁾
123.4 m²
1329 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	86
(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 