



Ashton Close,Ashbourne DE6 1TL

welcome to

Ashton Close, Ashbourne

Ashton Close enjoys a peaceful cul-de-sac setting within easy reach of Ashbourne's vibrant town centre, offering convenient access to local shops, cafés, well-regarded schools, and attractive green spaces. The location provides a great balance of quiet residential living with excellent connectivity.



Entrance Hall

A small and welcoming entrance hall provides immediate access to both the cloakroom and the lounge, offering a practical layout that keeps everyday essentials close at hand.

Cloakroom

The cloakroom features a low-flush WC and a wash hand basin with tiled splashbacks, offering a clean and practical finish. A central heating radiator provides warmth, making the space comfortable year-round, and the layout is designed for convenient everyday use.

Lounge

16' 3" x 11' 9" (4.95m x 3.58m)

The lounge is a bright and comfortable space featuring a bay sealed-unit double-glazed window to the front, allowing plenty of natural light to fill the room. A door leads to a useful understairs storage cupboard, ideal for keeping household items neatly tucked away. The room is finished with radiators, ceiling light and carpeted flooring, creating a cosy and inviting atmosphere.

Kitchen/Diner

15' 4" x 8' 9" (4.67m x 2.67m)

The dining kitchen offers a well-planned and modern space, with the dining area featuring a radiator and double opening French doors that lead directly out to the rear garden. The kitchen is fitted with an excellent range of good-quality contemporary base and wall units, providing generous storage and ample work top space incorporating a single-drainer stainless steel sink unit with mixer tap. There is an inset four-burner gas hob along with a suite of integrated appliances, including a built-in electric oven, refrigerator, freezer, washing machine, and dishwasher. A wall-mounted gas-fired boiler supplying domestic hot water and central heating is neatly enclosed within a matching wall cupboard, ensuring a clean and streamlined finish.

Landing

The landing features a semi-galleried design,

creating an open and attractive transition space at first-floor level. It includes an in-built storage. From here, a door leads to an enclosed inner landing with a staircase rising to the second floor, providing a clear and practical flow through the home. The area is finished with carpeted flooring, adding warmth and comfort underfoot.

Bedroom One

20' 5" x 15' 5" (6.22m x 4.70m)

Bedroom One (Second Floor) is a superb double-aspect room featuring a sealed-unit double-glazed dormer window to the front and two double-glazed Velux roof lights to the rear, creating an exceptionally bright and airy space. The room includes a range of mirror-fronted built-in wardrobes, providing excellent storage, along with a radiator, two ceiling lights, and carpeted flooring for a warm and comfortable finish.

Ensuite

The en-suite shower room is fitted with a contemporary three-piece white suite, including a fully tiled shower cubicle with a glazed screen door and mains shower control. A pedestal wash hand basin with tiled splashbacks sits opposite a low-flush WC, and a towel-rail radiator provides both warmth and practicality. The room is finished with tiled flooring, giving it a clean, modern, and durable appearance.

Bedroom Two

11' 9" x 8' 7" (3.58m x 2.62m)

Bedroom Two is a comfortable and well-presented room featuring a window to the front, allowing natural light to brighten the space. It includes a radiator for warmth and carpeted flooring that adds a cosy, inviting feel, making it ideal as a child's bedroom, guest room, or home office.

Bedroom Three

13' 5" x 8' 7" (4.09m x 2.62m)

Bedroom Three is a neatly presented room featuring a window to the rear, offering pleasant natural light and a quiet outlook. The space includes a radiator for

comfortable heating and carpeted flooring, creating a warm and practical environment suitable for a child's bedroom, guest room, or study.

Bathroom

The family bathroom features a contemporary three-piece white suite comprising a panelled bath with over-bath mains-control shower, full-height ceramic tiling, and a glazed shower screen door. A low-flush WC and pedestal wash hand basin with tiled splashbacks complete the suite, while a towel-rail radiator provides warmth and practicality. A window to the rear brings in natural light and ventilation, and the room is finished to a modern standard throughout.

Garden/Exterior

The exterior offers practical and well-kept spaces, with off-street parking for two cars to the front of the property. To the rear, a patio area provides an ideal spot for seating and outdoor dining, leading onto a grassed section that adds versatility for families or gardening. At the very back, a gravelled area currently accommodates a shed, creating additional storage while keeping the garden neatly organised.



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welcome to

Ashton Close, Ashbourne

- Three bedrooms across Three storey living.
- Off street Parking.
- Private rear garden.
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Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers over
£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ABN106742 - 0003

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