



**The Green Road, Ashbourne DE6 1EE**

**welcome to**

**The Green Road, Ashbourne**

A well situated two bedroom home on The Green Road, just a short walk from Ashbourne's shops, cafés, and historic market centre. Surrounded by greenery and close to the Tissington Trail and Peak District routes, it offers the perfect blend of convenience and countryside access.



### **Entrance Hall**

A welcoming entrance hall featuring a modern UPVC door and window, carpeted flooring, and a radiator. The space also includes a useful under stairs storage cupboard, ideal for coats, shoes, or household essentials.

### **Cloakroom**

A neatly presented cloakroom fitted with a modern WC and hand wash basin, complemented by a side facing window that brings in natural light. A practical and well placed addition to the ground floor.

### **Lounge**

11' 1" x 20' 6" ( 3.38m x 6.25m )

A generously sized lounge featuring carpeted flooring and a large radiator that keeps the space warm and inviting. Dual windows to the rear and side allow plenty of natural light to flow through, enhancing the room's bright and comfortable feel. Additional features include wall lights, a useful built in storage cupboard, and a characterful fireplace with a brick surround, creating an attractive focal point for the room.

### **Dining Room**

13' 3" x 11' ( 4.04m x 3.35m )

A charming dining room featuring a distinctive built in corner storage unit with attractive brick and wood detailing, adding warmth and character to the space. A front facing window with a cosy window seat creates an inviting spot with natural light. The room also includes a fireplace, radiator, carpeted flooring, and a central ceiling light, making it a comfortable and versatile area for everyday dining or entertaining.

### **Kitchen**

23' 2" x 9' 7" ( 7.06m x 2.92m )

A spacious and practical kitchen, featuring tiled flooring and a well planned layout with base units to one side and wall units to the other, providing excellent worktop space for everyday cooking. A stainless steel sink sits beneath a side facing window, bringing in natural light. The room also includes a

radiator, cooker, and designated spaces for a washing machine and fridge freezer, making it a highly functional area. To the rear, the property opens into a bright extension, enhanced by windows to both sides and a patio door leading out to the garden. Floor to ceiling windows on either side of the door create a wonderfully airy feel, flooding the space with light and offering an attractive view of the outdoor area.

### **Landing**

Landing area with carpeted stairs leading up and continuing throughout, creating a warm and cohesive feel. A side facing window brings in natural light.

### **Bedroom One**

13' 3" x 11' ( 4.04m x 3.35m )

Bedroom one well proportioned double bedroom featuring a front facing window that brings in plenty of natural light. The room includes carpeted flooring, a large radiator, and practical fitted wardrobes offering excellent storage. Finished with a ceiling light, it provides a bright and comfortable main bedroom space.

### **Bedroom Two**

13' 1" x 11' 4" ( 3.99m x 3.45m )

A spacious double bedroom overlooking the rear garden, offering a peaceful and private outlook. The room features fitted wardrobes for convenient storage, along with carpeted flooring, a radiator, and a central ceiling light, creating a comfortable and well-appointed second bedroom.

### **Bathroom**

A family bathroom fitted with a WC, standing wash basin, and a bath with a mains fed shower over. The space features lino flooring, a radiator, and a side facing window and a cupboard with storage space that houses the boiler. Loft hatch for loft access also in the bathroom.

### **Garden/Exterior**

A well presented front garden featuring a neatly

maintained lawned area bordered by mature shrubs, creating an attractive and welcoming approach to the property. The established planting adds colour, privacy, and kerb appeal. A lovely rear garden offering a patio area, lawns on either side of the central path, and an abundance of mature shrubs and flowers. The path leads from the front of the house to the garage at the rear, with a side gate for access and a shed on the opposite side.

### **Garage**

A well sized detached garage offering space for one car, complete with a side door and window that open directly onto the rear garden. Ideal for secure parking, storage, or workshop use, with convenient access from both the garden and driveway.



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## The Green Road, Ashbourne

- Two bedrooms.
- Allocated Parking and garage.
- Character features.
- Front and rear garden.
- 

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers in the region of

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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**01335 346677**



Ashbourne@bagshawsresidential.co.uk



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



**bagshawsresidential.co.uk**