



**George Street, Ashbourne DE6 1DW**



**welcome to**

**George Street, Ashbourne**

Three bedroom home within easy walking distance to Ashbourne's amenities, schools and town centre. Boasting sweeping countryside views to the rear, viewings are highly recommended to appreciate what this property has to offer.



## Lounge

16' 11" x 11' 5" ( 5.16m x 3.48m )

A bright and carpeted room with feature brick fireplace surround, double doors lead to the dining kitchen. Also comprises in radiator and staircase to first floor.

## Kitchen

16' 11" x 9' 1" ( 5.16m x 2.77m )

The dining room benefits from the stunning countryside views with the property being at an elevated position. The sink is positioned beneath the rear facing window with double patio doors seamlessly lead out onto the patio. A range of base and wall units are provided as well as a washer/dryer. The room is decorated with tiled flooring

## Landing

Landing provides useful loft access

## Bedroom One

11' 10" x 9' 1" ( 3.61m x 2.77m )

Carpeted room with window overlooking the rear of the property and benefiting from stunning views with radiator beneath. An airing cupboard is also provided in this bedroom, which houses the boiler.

## Bedroom Two

9' 2" x 11' ( 2.79m x 3.35m )

A spacious room with a window to the front elevation, carpeted and has a radiator.

## Bedroom Three

8' 8" x 7' 6" ( 2.64m x 2.29m )

Comprises in a window overlooking the rear of the property, radiator and carpeted flooring.

## Bathroom

The family bathroom is decorated with tiled floor and walls, has a feature corner bath with electric shower over and practical shower screen. White WC and sink vanity with useful cupboard.

## Rear Garden

The west facing rear garden is tiered with a good

sized patio area that leads out from the dining kitchen, a rockery area filled with mature shrubs and contains a green house, finally to the well maintained artificial grass area with sun house. Convenient gated side access that leads to the front of the property is provided and leads to the front door and steps up to a useful driveway.



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welcome to

## George Street, Ashbourne

- THREE BEDROOMS
- DRIVEWAY
- SHORT WALK TO ASHBOURNE TOWN
- STUNNING VIEWS
- IDEAL FIRST TIME BUY OR INVESTMENT

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ABN106778 - 0003

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