



**Trilby Close,ASHBOURNE DE6 1UF**

**welcome to**

**Trilby Close, ASHBOURNE**

Trilby Close is positioned within a peaceful residential area of Ashbourne, known for its charming market-town character, excellent local amenities, and easy access to the Peak District National Park.



## Entrance Hall

A welcoming entrance hall featuring LVT flooring, a neat coat and shoe space and direct access to the stairs leading to the first floor. A doorway opens into the lounge, finished with a ceiling light.

## Lounge

12' 4" x 12' 3" ( 3.76m x 3.73m )

The lounge is a bright and welcoming space featuring high-quality LVT flooring and underfloor heating for year-round comfort. Finished with a large front facing window, storage space, ceiling light, while a door leading to the entrance creates a smooth and practical flow through the ground floor.

## Kitchen/Diner

12' 3" x 11' 5" ( 3.73m x 3.48m )

The kitchen/diner provides a modern and highly practical space, finished with stylish LVT flooring and efficient underfloor heating for year-round comfort. A contemporary fitted kitchen includes a stainless-steel sink, integrated oven and hob with stainless-steel extractor hood, complemented by a range of wall-hung and base units plus a floor-to-ceiling storage unit for excellent organisation.

The generous layout offers ample room for dining furniture and includes dedicated space for a washing machine, dryer and fridge-freezer. A feature ceiling light adds a touch of style, while a rear patio door — with an additional window to the side — fills the room with natural light and offers easy access to the garden.

## Landing

A bright and practical landing space featuring a carpeted floor, a central ceiling light, and a neatly positioned radiator for comfort. The area provides access to all first-floor rooms and includes a useful storage cupboard for linens or household items. Loft access is conveniently located overhead, making the landing a functional hub for the upper level.

## Bedroom One

14' 7" x 9' 3" ( 4.45m x 2.82m )

Bedroom One is a well-presented double room featuring stylish LVT flooring and a front-facing window that brings in plenty of natural light. The room benefits from fitted wardrobes, providing excellent built-in storage while maintaining a sleek and uncluttered feel. This room is finished with a radiator and ceiling light.

## Bedroom Two

15' 9" x 8' 6" ( 4.80m x 2.59m )

Bedroom Two is a well-proportioned room finished with modern LVT flooring, radiator, ceiling light and a rear-facing window that provides a pleasant outlook over the garden. The space is ideal as a guest bedroom, children's room, or home office.

## Bathroom

The bathroom is finished to a modern standard, featuring stylish LVT flooring for a sleek, low-maintenance look. A contemporary white suite includes a WC, hand wash basin, and coordinated fittings, creating a bright and practical space ideal for everyday use. A towel radiator provides efficient heating, while a window to the rear brings in natural light. The room is illuminated by modern spot lighting, and overall offers a clean, functional layout.

## Garden/Exterior

To the front of the property, there is residents' on-street parking, providing convenient and accessible spaces for homeowners and visitors.

To the rear of the property is a secure and well-presented garden, featuring a slabbed patio area with a stone border for easy maintenance. A slabbed pathway leads directly to the rear gate, providing practical access. Beyond the patio, a neatly kept grassed area offers a versatile outdoor space suitable for relaxing or family use.

## Agents Notes

Agents Notes - this property can be staircased to 100%



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## Trilby Close, ASHBOURNE

- Two double bedrooms.
- Modern new-build development.
- Private rear garden
- Close to Ashbourne town centre and the Peak District
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Tenure: Leasehold EPC Rating: A

Council Tax Band: B Service Charge: 678.12

Ground Rent: 1067.04

This is a Leasehold property with details as follows; Term of Lease 990 years from 26 Sep 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £57,500



Please note the marker reflects the postcode not the actual property

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