



Mayfield Road, Ashbourne DE6 1AS

welcome to

Mayfield Road, Ashbourne

Situated on a popular residential road in Ashbourne, the property is conveniently located close to local schools, shops and everyday amenities, with the town centre and excellent transport links just a short distance away.



Entrance Hall

12' 1" x 3' 5" (3.68m x 1.04m)

The entrance hall provides a welcoming introduction to the property, featuring tiled flooring, a radiator, and access to all principal ground floor rooms, as well as the staircase rising to the first-floor accommodation.

Lounge

13' 6" x 11' 10" (4.11m x 3.61m)

The lounge is a comfortable reception room featuring carpeted flooring and a small bay window to the front elevation, allowing plenty of natural light to fill the space. A feature fireplace with hearth provides an attractive focal point, complemented by a wooden surround to the original fireplace opening. A radiator completes the room.

Dining Room

13' 7" x 13' 3" (4.14m x 4.04m)

The dining room features carpeted flooring and a window overlooking the rear garden, providing a pleasant outlook and natural light. The room also benefits from a useful storage cupboard and under stairs storage, a wall-mounted radiator, and an original fireplace opening which is currently unused, adding character to the space.

Kitchen

8' 5" x 7' 9" (2.57m x 2.36m)

The kitchen is fitted with a range of base units with complementary work surfaces and benefits from wooden flooring throughout. A window to the rear elevation provides natural light, while a tall storage cupboard matching the units offers additional practical storage. Integrated appliances include an oven with hob and extractor fan above, complemented by a stylish marble splashback behind the cooking area. This room also benefits from underfloor heating.

Landing

The landing provides access to all first-floor accommodation and features carpeted flooring with matching carpeted stairs. A wooden handrail adds a

traditional touch, while the space offers a practical and well-connected central area within the home.

Bedroom One

13' 7" x 7' 8" (4.14m x 2.34m)

Bedroom One is a well-proportioned double bedroom featuring carpeted flooring and a window to the front elevation, allowing for plenty of natural light and creating a bright and comfortable space.

Bedroom Two

12' 2" x 9' 8" (3.71m x 2.95m)

Bedroom Two featuring carpeted flooring, a radiator, and a window to the rear elevation, providing natural light and pleasant views over the garden.

Bedroom Three

8' 4" x 5' 6" (2.54m x 1.68m)

Bedroom Three is a small but versatile room featuring carpeted flooring, a radiator, and a window to the rear elevation allowing for natural light. Ideal as a home office, nursery, or playroom, the space offers flexibility to suit a variety of needs.

Bathroom

The bathroom is fitted with an L-shaped bath with shower over, complemented by tiled walls surrounding the bath area and continuing around the room to half-height. The suite also includes a hand wash basin and low-level WC. A window provides natural light and ventilation, while laminate flooring offers a practical and easy-to-maintain finish.

Garden/Exterior

The property benefits from a generous and secure rear garden, offering an excellent outdoor space for families and entertaining. Predominantly laid to lawn, the garden provides ample room for children to play, while a separate area to the rear is ideal for outdoor seating, dining, or creating a dedicated play area. The enclosed nature of the garden offers both privacy and security.

Agents Notes

This property has a private right of way for the neighbours bin route.



view this property online bagshawsresidential.co.uk/Property/ABN106989



welcome to

Mayfield Road, Ashbourne

- Three-bedroom semi-detached house
- Private enclosed rear garden
- Close to local amenities and schools
- Ideal family home or first-time purchase
-

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£200,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/ABN106989



Property Ref:
ABN106989 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01335 346677



Ashbourne@bagshawsresidential.co.uk



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



bagshawsresidential.co.uk