



George Street, Ashbourne DE6 1DW

welcome to

George Street, Ashbourne

A well-presented mid terraced home offering generous living space, a private driveway, and rear garden. Ideally located within walking distance of Ashbourne's shops, cafés, and schools, this property combines comfort, convenience, and character.



Entrance Hall

The entrance hall has laminate flooring, ceiling light and a radiator, making it a simple, practical space to step into. There's room to drop your shoes or hang up coats, giving you an easy start as you come through the door.

Lounge

12' 1" x 11' 3" (3.68m x 3.43m)

The lounge is a welcoming space with part laminate and carpeted flooring that's easy to look after and adds a clean, modern feel. A feature electric fire sits at the centre of the room, giving it a cosy focal point. The front facing window brings in plenty of natural light during the day, ceiling pendant light and a radiator keeps the room warm and comfortable. It's a good sized area that works well for everyday living, whether you're relaxing in the evenings or spending time with family.

Kitchen/Diner

16' 8" x 9' 5" (5.08m x 2.87m)

The kitchen/diner is a practical and well used space with tiled flooring and designed in an I shape providing a handy breakfast bar that works well for quick meals or extra prep space. A window to the rear brings in natural light, making the room feel brighter throughout the day. It's fitted with wall hung and base units, a 5 ring gas hob and a double fan oven, space for fridge freezer and washing machine; it's a functional kitchen with good potential to make your own. Finished with spot lighting. The dining area is a practical space with laminate flooring and a door leading out to the rear, making it handy for everyday living or stepping straight into the garden. There's also useful under stairs storage, ideal for keeping things tucked away and the room feeling tidy. It's a good spot for family meals or a second living area, depending on how you want to use it. Finished with spot lighting.

Bedroom One

11' 7" x 9' (3.53m x 2.74m)

Bedroom one is a good sized room with carpeted flooring for a cosy feel and a window to the front. A

radiator, ceiling light and there's built in cupboard space that's handy for storage and helps keep the room tidy.

Bedroom Two

10' 1" x 9' 4" (3.07m x 2.84m)

Bedroom two is a comfortable room with carpeted flooring, a window to the rear, ceiling light and a radiator to keep it warm. It works well as a bedroom, guest room, or even a home office.

Bedroom Three

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

Bedroom three has carpeted flooring, a radiator, ceiling light and a window to the rear that offers pleasant views. It's a straightforward room that works well as a bedroom, nursery, or home office.

Bathroom

The bathroom is fitted with an electric shower over the bath, a sink and WC, along with a radiator and a window to the front for added ventilation. The layout is straightforward and functional, providing everything needed for day to day use. Finished with domed ceiling light, tiled flooring and part tiled wall.

Exterior/Garden

The front of the property includes a compact driveway with space for one car, offering convenient off street parking. The frontage is straightforward and easy to maintain, giving a simple, practical approach to the home.

To the rear of the property is a garden with a patio area, ideal for outdoor seating or dining. There are an outdoor tap and external lighting, adding useful practicality. The garden is fenced, and at the bottom sits a shed with power and lighting, offering great storage or workspace potential.



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welcome to

George Street, Ashbourne

- Three Bedrooms.
- Driveway.
- Rear Garden.
- Close to local amenities.
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Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ABN106594 - 0002

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