



Bella Vista Green Lane,ASHBOURNE DE6 2BL

welcome to

Bella Vista Green Lane, ASHBOURNE

A three-bedroom home on Green Lane, Ashbourne, offering spacious accommodation with a bright living room, and private garden. Ideally located close to the town centre, schools, shops, and transport links.



Entrance Porch

8' 7" x 3' 1" (2.62m x 0.94m)

The entrance porch features practical tiled flooring, providing a durable and easy-to-maintain welcome space.

Dining Room

12' 3" x 11' 11" (3.73m x 3.63m)

The dining room offers a warm and comfortable space, featuring carpeted flooring, a window to the front providing natural light, characterful ceiling beams, and a radiator for added comfort.

Lounge

12' 6" x 12' 1" (3.81m x 3.68m)

The lounge is bright and inviting, featuring three windows that allow ample natural light, a fitted electric fire as a focal point, comfortable carpeted flooring, and a patio door opening to the front.

Kitchen

13' 9" x 6' 7" (4.19m x 2.01m)

The u-shaped kitchen is well equipped with a four-ring gas hob and oven, tile effect flooring, complemented by a practical breakfast area and finished with a window to the rear that provides natural light.

Shower Room

The wet room is fitted with a sink, WC, and an electric shower, complemented by a window to the rear providing natural light and a radiator for comfort.

Bedroom One

12' 4" MAX x 12' (3.76m MAX x 3.66m)

Bedroom one is a comfortable double room featuring carpeted flooring, a radiator, and a window to the front allowing for natural light.

Bedroom Two

12' 8" MAX x 12' (3.86m MAX x 3.66m)

Bedroom two is a well-proportioned room, finished with carpeted flooring, a radiator, and a window to the front, offering a bright and comfortable space.

Bedroom Three

9' 3" MAX x 6' 9" (2.82m MAX x 2.06m)

Bedroom three is a cozy room featuring carpeted flooring, a radiator, and a window to the rear that lets in natural light.

Bathroom

The bathroom is fitted with a WC, wash basin, and a corner bath with an overhead shower, towel radiator, complemented by a window to the rear for natural light and ventilation.



view this property online bagshawsresidential.co.uk/Property/ABN106765



welcome to

Bella Vista Green Lane, ASHBOURNE

- Lovely rural views.
- Peaceful setting.
- A three-bedroom home.
- Abundances of natural light.
- Shower room located on the ground floor.

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

£265,000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/ABN106765



Property Ref:
ABN106765 - 0010

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