





South Street,Ashbourne DE6 1DP

bagshaws residential

welcome to

South Street, Ashbourne

South Street is ideally positioned within easy reach of Ashbourne's historic market town centre, offering a variety of independent shops, cafés, restaurants, schools, and leisure facilities. Excellent road links provide access to Derby, Uttoxeter, and the surrounding Peak District countryside.













Lounge
24' 6" x 12' 1" (7.47m x 3.68m)
A spacious and versatile open-plan lounge and dining area, entered via the front entrance door and featuring stylish grey laminate flooring throughout. Dual-aspect windows to the front and rear elevations allow for plenty of natural light, creating a bright and welcoming living space. The room offers ample space for both lounge furniture and a dining area if desired, making it ideal for modern family living and entertaining. Additional features include a radiator to the side elevation and a useful understairs storage cupboard.

Kitchen
8' 6" x 7' 1" (2.59m x 2.16m)
The kitchen is fitted with a range of wall and base units complemented by tiled splashbacks and work surfaces. A rear-facing window provides natural light, while there is space for a fridge freezer and washing machine, with the vendor advising they are happy to leave the existing Bosch appliances. The kitchen is further equipped with a Lamona oven, Hotpoint electric hob, and extractor fan, creating a practical and well-appointed space for everyday cooking. Finsihed with rear door leading on the rear garden.

Landing
The landing features carpeted flooring and provides access to the first-floor accommodation. A useful built-in storage cupboard over the stairs offers practical space for household items, bedding, and general storage solutions. The landing also benefits from natural light and serves as a central point connecting the bedrooms and bathroom.

Bedroom One
12' 2" x 11' 9" (3.71m x 3.58m)
Bedroom One is a double bedroom featuring a window to the front elevation, allowing for plenty of natural light. The room benefits from carpeted flooring for added comfort and a radiator to the side wall, creating a warm and inviting space.

Bedroom Two
12' 1" x 6' 6" (3.68m x 1.98m)
Bedroom Two is a comfortable and versatile bedroom featuring a window to the rear elevation, providing a pleasant outlook and natural light. The room benefits from carpeted flooring, a radiator positioned beneath the window, and loft access, offering convenient access to additional roof space. Ideal as a nursery, guest room, or home office.

Bathroom
The bathroom is fitted with a modern three-piece suite comprising a panelled bath with mains-fed shower over, WC, and a hand wash basin set within a vanity unit, providing useful storage. The room benefits from linoleum flooring, heated towel radiator, and a window to the rear elevation, allowing for natural light and ventilation. Additional features include an extractor fan and a neatly boxed-in Worcester boiler, creating a practical and well-presented space.

Garden/Exterior
To the front of the property, there is on-street parking available for residents and visitors.

To the rear, the property benefits from a well-sized garden, providing an excellent space for outdoor relaxation and entertaining. The garden features a slabbed patio area, alongside a lawned section bordered by a selection of mature shrubs, adding colour, character, and privacy throughout the year.

Agents Note
This property is subjected to a private right of way for one of the neighbours bin access.

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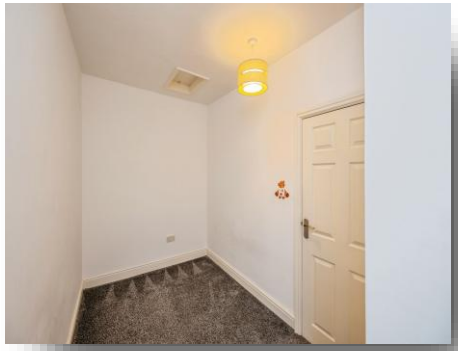
- Two Bedroom Mid-Terrace Home
- Rear Garden
- Ideal First-Time Buy or Investment
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Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in the region of

£165,000









Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/ABN107040

The Property Ombudsman

Property Ref:
ABN107040 - 0005

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