



**Cavendish Drive, Ashbourne DE6 1SR**

**welcome to**

## **Cavendish Drive, Ashbourne**

A tidy three bedroom home on Cavendish drive, Ashbourne with generous gardens and well-proportioned living space, set in a residential area, it offers comfortable accommodation in a sought-after location.



## **Entrance Hall**

A cosy entrance hall with laminate flooring and spot light with access to the cloakroom and lounge.

## **Cloakroom**

This bright space features tiled floor, a WC, sink, radiator and window to the side.

## **Lounge**

13' max x 13' 3" ( 3.96m max x 4.04m )

A bright well proportioned living space featuring laminate flooring, two radiators, ceiling light and a front-facing window, offering a comfortable and versatile reception area.

## **Dining Room**

8' 8" x 8' 1" ( 2.64m x 2.46m )

With laminate flooring, radiator, ceiling light and window to the rear overlooking the garden. A perfect space for family meals or entertaining.

## **Kitchen**

8' 11" x 7' 6" ( 2.72m x 2.29m )

A practical U-shaped kitchen with tiled flooring, fitted with Four-ring gas hob, electric oven, sink with rear window, strip lighting, space for a fridge, good range of high and low cupboards.

## **Utility**

13' 9" x 6' 9" ( 4.19m x 2.06m )

A highly useful extension to the kitchen, featuring two skylights, tiled flooring, sink, space for dishwasher and/or washing machine, high and low cupboards, doors to both the front and rear

A great working area for laundry, storage, or conversion potential (subject to permissions).

## **Landing**

Includes carpeted flooring and an airing cupboard and loft access with pull-down ladder.

## **Bedroom One**

12' x 8' 8" ( 3.66m x 2.64m )

A spacious double bedroom with laminate flooring,

radiator, window to the rear with pleasant outlook, ceiling light with fan and a fitted wardrobe.

## **Bedroom Two**

10' 4" x 7' 10" ( 3.15m x 2.39m )

A good double bedroom featuring laminate flooring, ceiling light, radiator, and front-facing window.

## **Bedroom Three**

7' 5" x 8' 3" ( 2.26m x 2.51m )

A well-sized single room with laminate flooring, radiator, ceiling light and window to the rear, perfect space for a home office.

## **Bathroom**

Generous sized bathroom fitted with a mains-fed shower over bath, wash basin, WC, tiled finish, radiator, and window to the front.

## **Outside**

To the front of the property a driveway, lawned front garden, mature tree, and a hedge dividing the boundary with next door, creating a welcoming approach. To the rear is a fantastic outdoor space with a lawned area, patio, pond feature, brick-built BBQ, greenhouse, field views to the rear, giving an open and private feel.



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## Cavendish Drive, Ashbourne

- Offered with no upward chain.
- Generous gardens.
- Lovely field views to the rear.
- First time buyers and investors!
- Three-bedroom semi-detached home

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 38.36

Ground Rent: 337.33

This is a Leasehold property with details as follows; Term of Lease 107 years from 01 Apr 2025.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

guide price

**£250,000**



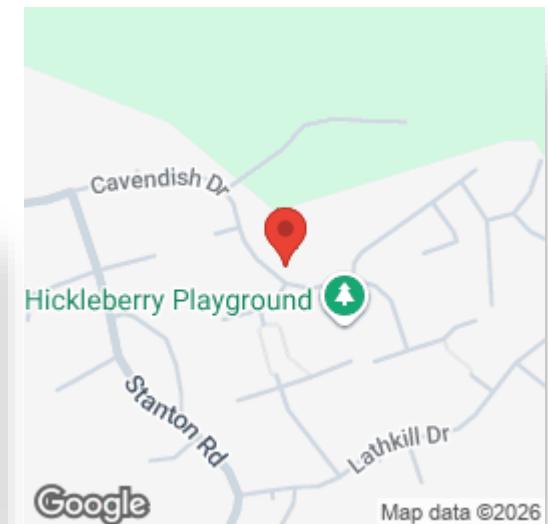
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Property Ref:  
ABN106610 - 0010

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Please note the marker reflects the  
postcode not the actual property

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