ABODE
SALES & LETTINGS

# Ashton Close, Derbyshire, DE6 ITL

**£299,999**

https://www.abodemidlands.co.uk

**** MODERN FITTED KITCHEN WITH BUILT IN APPLIANCES **** OFFERED FOR SALE WITH NO UPWARD CHAIN **** The David Wilson, Hatton design is a spacious family home, designed to be flexible enough for modern living. An entrance hall, guest cloakroom, Upgraded open-plan kitchen/dining area with integrated appliances, AEG gas hob and dishwasher and fridge freezer. French doors leading to the walled private garden makes an ideal hub for all the family. The dual-aspect lounge provides the perfect place for everyone to relax in. On the first floor are 2 double bedrooms, the master with en suite, a single bedroom and a family bathroom. Garage with driveway parking for 2 additional cars. Extensive corner plot NHBC warranty for 10 years since Nov 2018 so 2 years remaining. The property also benefits from surrounding open, green spaces.

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## HALL
Entrance door into the hall with stairs to the first floor, radiator and a storage cupboard, doors to -

## CLOAKROOM
Low flush wc, wash hand basin, radiator and a useful storage area under the stairs.

## LOUNGE
17'10" x 10'4"

Two upvc double glazed windows and a radiator.

## KITCHEN DINER
17'10" x 10'2"

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit with mixer tap. Fitted electric double oven, five ring gas hob with double extractor hood, integrated washing machine, dishwasher and fridge freezer. Two upvc double glazed windows and double doors onto the garden, radiator.

## FIRST FLOOR LANDING
Storage cupboard and doors to -

## BEDROOM 1
11'2 x 10'11

Upvc double glazed window and a radiator.

## EN SUITE
Enclosed shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

## BEDROOM 2
12'4 x 9'4

Upvc double glazed window and a radiator.

## BEDROOM 3
9'7 x 6'0

Upvc double glazed window and a radiator.

## BATHROOM
Panel enclosed bath, low flush wc, wash hand basin, heated towel radiator and upvc double glazed window.

## GARAGE
20'4 x 10'9

Up and over door, power points and light. In front of the garage is a long drive.

## OUTSIDE

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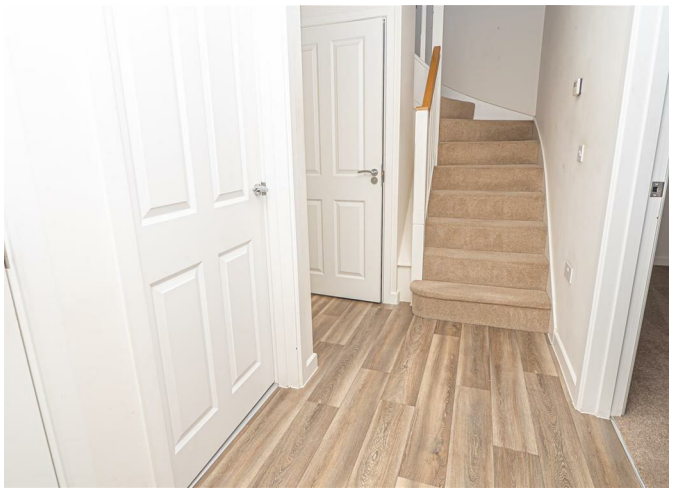
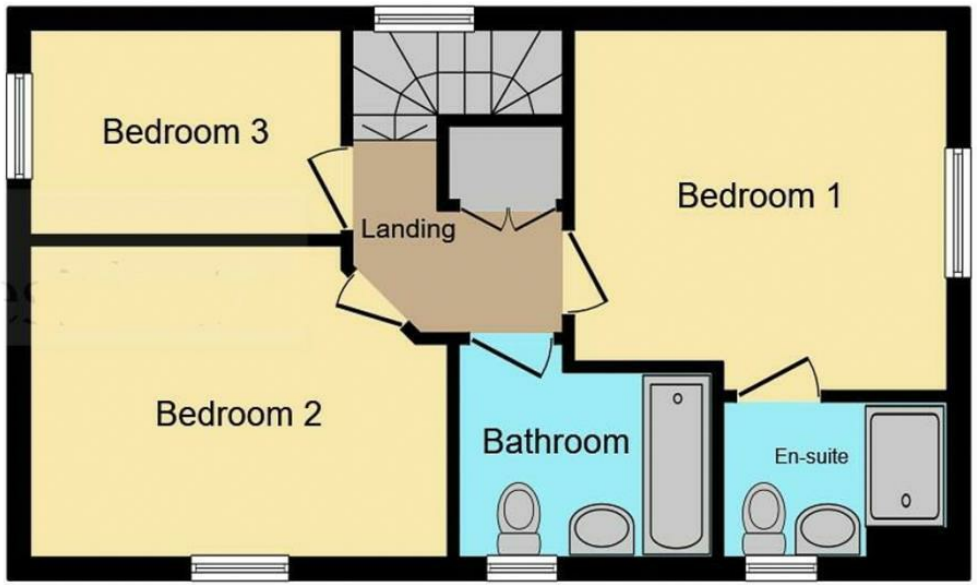


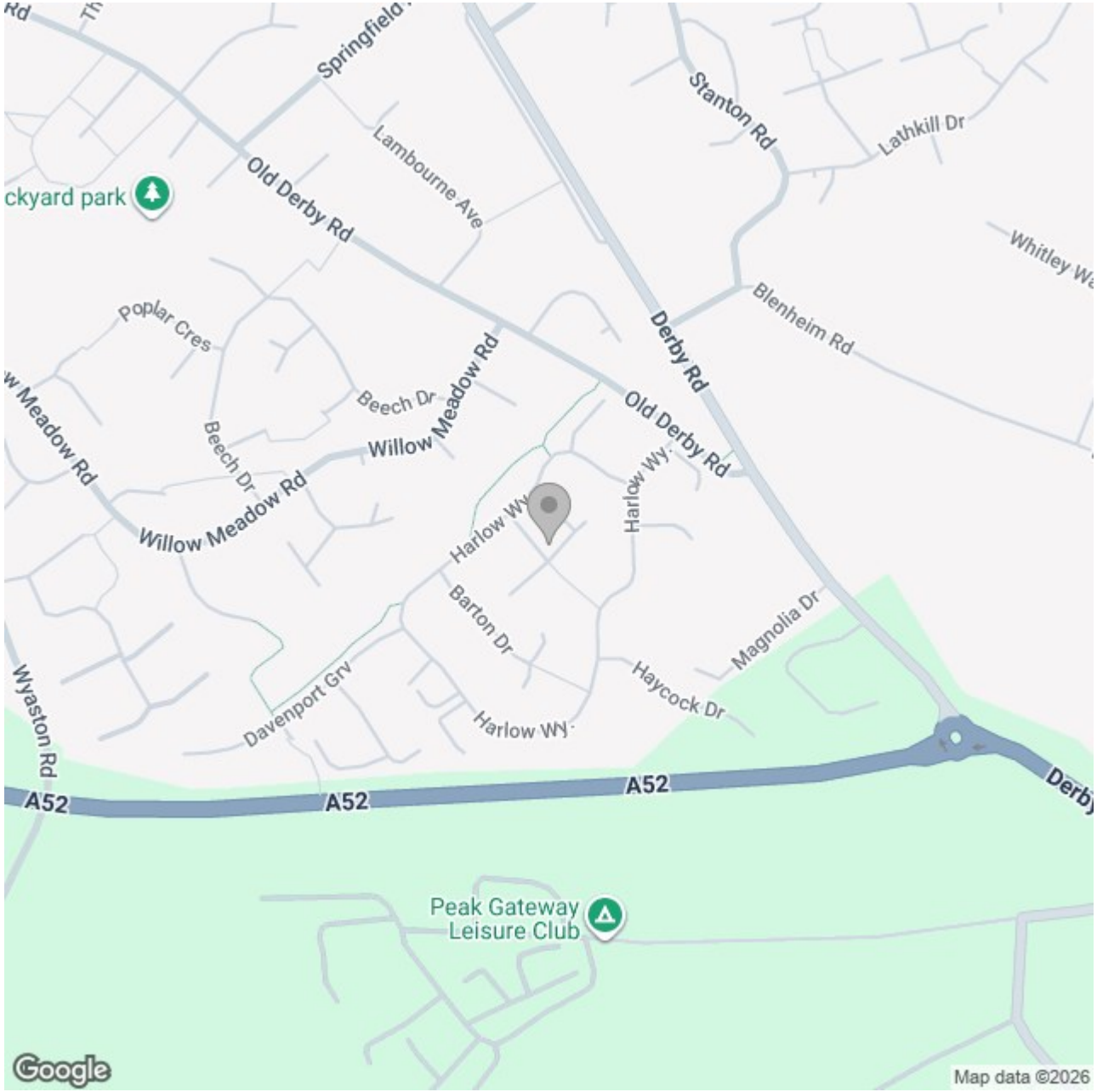
Enclosed rear garden with a lawn and paved patio. Rear gate to the drive and single garage.

Please note there is a small service charge for the up keep of the develoments green areas.

**Ground Floor**




**First Floor**




## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | 95 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |

**England & Wales**

EU Directive 2002/91/EC



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