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SALES & LETTINGS

Mayfield Road, Ashbourne, Derbyshire, DE6 IAS

£210,000

https://www.abodemidlands.co.uk

Offered to the market with no upward chain, this exceptional three-bedroom home has been fully refurbished throughout to an outstanding standard, creating a stylish, turnkey property that is ready to move straight into with no work required, having the added benefit on a new Baxi boiler fitted in 2025.

Finished with contemporary décor and high-quality fixtures and fittings, the property boasts a stunning open plan kitchen/dining room, a beautifully appointed lounge, three well-proportioned bedrooms and a luxurious family shower room, all designed to provide comfortable modern living.

The property enjoys a prime position with uninterrupted views over open green space, offering privacy and tranquillity. The landscaped south-east facing garden features an Indian stone patio, artificial lawn, and additional seating area, perfect for entertaining and enjoying the picturesque outlook.

A truly outstanding home, finished to an impeccable standard throughout, this property offers the perfect blend of style, comfort and location.

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Hallway

Entered via a modern composite front door, the welcoming entrance hall features a staircase rising to the first-floor landing, a central heating radiator, access to cellar with substantial, useable storage area, meter cupboard, smoke alarm, thermostat, and recessed ceiling spotlights. Contemporary glazed internal doors provide access to the principal ground floor accommodation.

Kitchen/Diner

Beautifully refurbished, this impressive open plan kitchen/dining space has been thoughtfully designed for modern family living. The kitchen is fitted with a comprehensive range of contemporary base units with luxurious granite work surfaces and incorporates a selection of integrated appliances, including an oven, microwave oven, four-ring electric hob with extractor hood, and an inset stainless steel sink with mixer tap and carved drainer. A central breakfast island provides additional workspace and casual dining. There is also space and plumbing for freestanding white goods. The room is flooded with natural light from two UPVC double glazed windows overlooking the rear garden, whilst a composite double glazed door provides direct access outside. Additional features include a central heating radiator and recessed ceiling spotlights.

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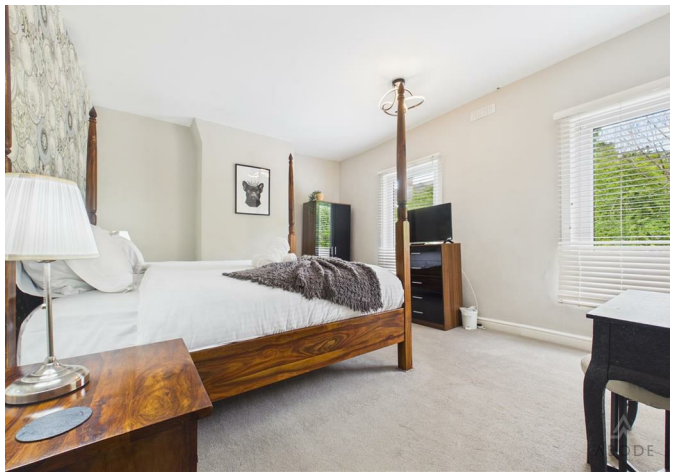


Lounge
A bright and inviting reception room with a UPVC double glazed bay window to the front elevation, allowing plenty of natural light. The room benefits from two central heating radiators and features an attractive electric fireplace with a timber Adam-style surround and mantel, creating an appealing focal point. A TV aerial point is also provided.

Landing
Providing access to all first-floor accommodation.

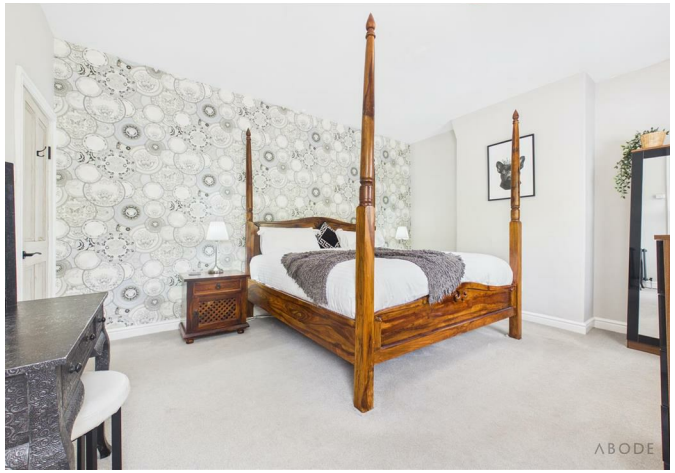
Bedroom One
A generous double bedroom with two UPVC double glazed windows to the front elevation, allowing excellent natural light. The room benefits from a central heating radiator, TV point, and a useful overstairs storage cupboard.

Bedroom Two
A well-proportioned bedroom featuring a large UPVC double glazed window to the rear, enjoying attractive open views across surrounding green space. Complete with a central heating radiator.

Bedroom Three
A comfortable third bedroom with a UPVC double glazed window to the rear elevation, offering pleasant open views across the adjoining green space, together with a central heating radiator.

Shower Room
Beautifully appointed with a contemporary three-piece suite comprising a low-level WC, wash hand basin with mixer tap, and a large walk-in shower enclosure with glazed screen and luxurious rainfall shower. Complementary wall tiling, recessed ceiling spotlights, a chrome heated towel radiator, and an extractor fan complete this stylish family shower room.

Garden
Occupying an enviable position, the rear of the property enjoys uninterrupted views across open green space, providing a wonderful sense of privacy and tranquillity. The beautifully landscaped, south-east facing rear garden features an Indian stone patio ideal for entertaining, steps leading to a lower tier with artificial lawn and a further Indian stone seating area, perfectly positioned to make the most of the picturesque outlook and enjoy relaxing evenings outdoors.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Caution
Very hot water
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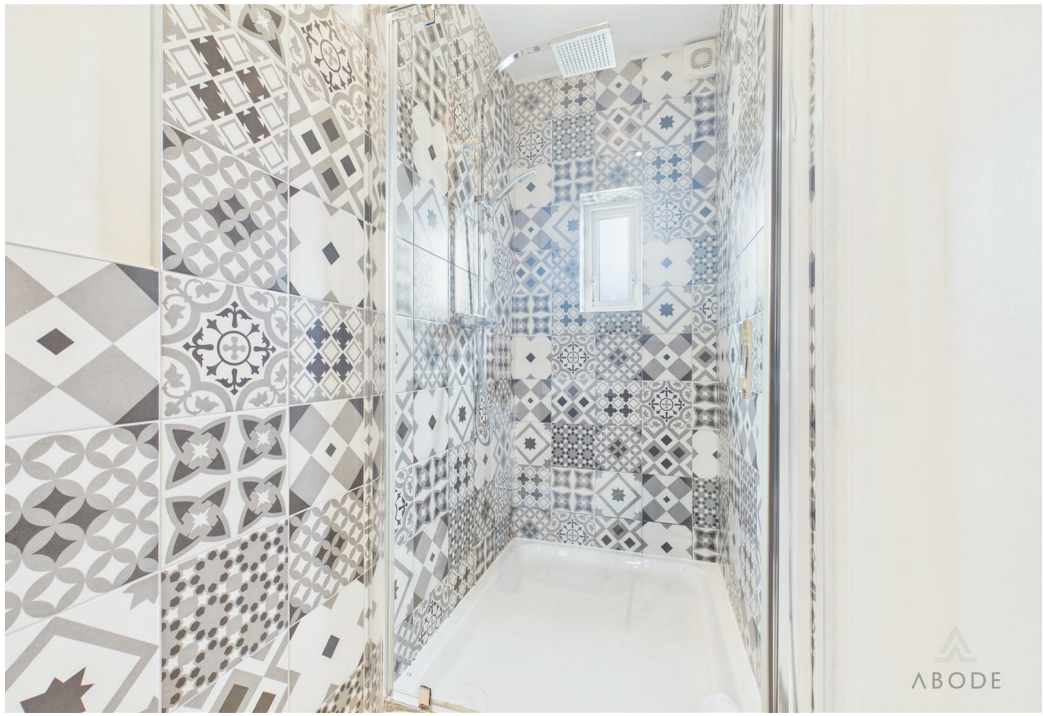
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Floor 0

Floor 1

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Approximate total area(1)

88.1 m²

949 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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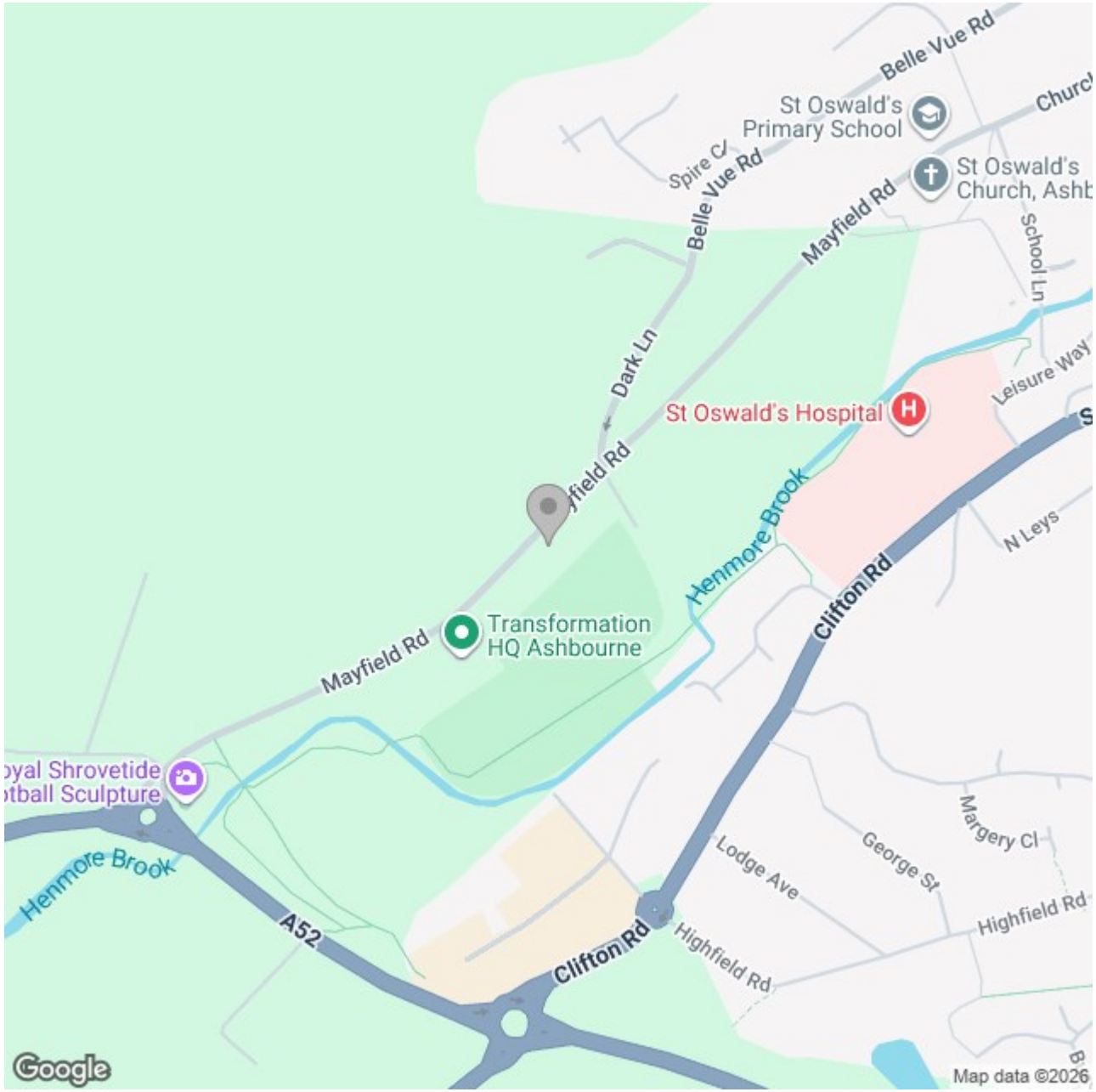

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(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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