Wallash

Mayfield, Ashbourne, DE6 2JZ







Well presented three bedroom end-terrace in popular Mayfield, offered with no upward chain. Featuring an open plan sitting room and dining kitchen, covered garden seating area, attractive rear garden and off-street parking. Convenient for village amenities, countryside walks and A515/A52 links.

£220,000

John German

Situated in a popular residential location in Mayfield, this well presented and maintained three bedroom end-terrace property is offered for sale with no upward chain. Ideally suited to a first time buyer, couple or investor, the property offers practical accommodation, off-street parking and an attractive rear garden. The ground floor features an open plan sitting room and dining kitchen, providing a comfortable space for everyday living. To the first floor are three bedrooms and a family bathroom. The property has been well cared for throughout, while to the rear, a lean-to garden room provides a useful seating area overlooking the well maintained garden.

Mayfield offers a range of local amenities, including a village shop and public house, along with nearby countryside walks. The property is conveniently positioned for access to the A515 and A52, providing transport links to Ashbourne, Derby and the surrounding areas, with a local bus route also available. Combining a village setting with good road connections and well maintained accommodation, this property presents an appealing opportunity for a range of purchasers.

A uPVC entrance door opens into the reception hallway, featuring tiled flooring and a useful under-stairs storage cupboard. A door leads through to the lean to garden room and the open plan sitting room and dining kitchen. The kitchen is fitted with a range of base cupboards and drawers beneath roll-edge work surfaces, incorporating a stainless steel one-and-a-half bowl sink with drainer, chrome mixer tap and tiled splashbacks. Integrated appliances include an electric oven and grill, four-ring gas hob and extractor fan, with additional space and plumbing for a washing machine and freestanding fridge freezer. Complementary wall-mounted cupboards provide further storage. The kitchen flows through to a bright and spacious sitting area, where a stone fireplace with oak lintel, tiled hearth and inset log burner forms the focal point of the room. A staircase leads to the first floor, while to the rear of the property, a lean-to garden room provides a useful covered outdoor seating area overlooking the garden.

The first floor landing provides access to three bedrooms and the family bathroom. The main double bedroom benefits from practical built-in wardrobes and a useful storage cupboard and enjoys pleasant views over the rear garden towards the surrounding countryside. A further double bedroom features high ceilings and fitted wardrobes, while the third bedroom, currently arranged as a study, makes clever use of the staircase bulkhead to incorporate a desk and shelving space. Completing the first floor is the family bathroom, fitted with a bath and chrome mains shower, wash hand basin with chrome mixer tap and low-level WC, complemented by tiled flooring.

Outside, the property enjoys a well presented rear garden, predominantly laid to lawn with gravelled areas and established borders containing a variety of flowering plants and shrubs. A timber shed provides useful outdoor storage, while the lean-to garden room offers an additional seating space. To the side of the property, off-street parking is available for one vehicle.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/03112026

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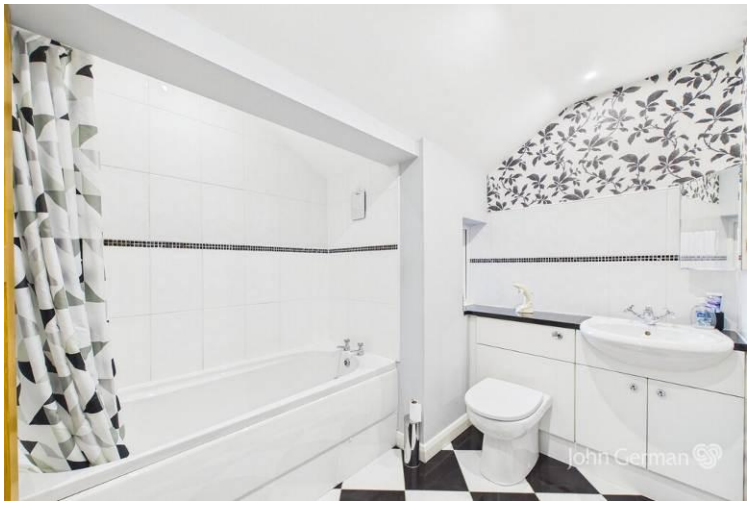



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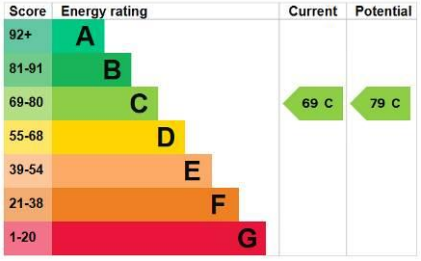

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Agents' Notes

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