



**Hermitage Close, Ashbourne DE6 1TG**

*welcome to*

## **Hermitage Close, Ashbourne**

A well-proportioned four-bedroom home on Hermitage Close, Ashbourne, offering comfortable family living in a quiet and desirable cul-de-sac close to local amenities.



## Entrance Hall

The entrance hall features smart tiled flooring, a radiator and a useful under-stairs storage cupboard, creating a practical and welcoming first impression.

## Cloakroom

The cloakroom is fitted with a WC and wash basin, with a side-facing window allowing natural light to brighten the space finished with smart tiled flooring.

## Lounge

16' 7" x 10' 11" ( 5.05m x 3.33m )

The lounge is a bright room featuring a bay window, LVT flooring, and two radiators, creating a spacious and inviting living area that has been recently redecorated.

## Kitchen / Diner

19' 11" x 11' 9" ( 6.07m x 3.58m )

A spacious open-plan family kitchen diner. U-shaped kitchen with 4-ring gas hob, electric oven, sink, integrated dishwasher, fridge and freezer, high and low units with rolled-edge worktops. Two radiators and double patio doors opening to the rear garden, following from the hallway with that same smart tiled flooring throughout the kitchen area.

## Utility Room

The utility room features matched tiled flooring to the kitchen, a practical sink, space for a washing machine, and houses the boiler, providing a functional addition to the home. This room also houses the combi boiler.

## First Floor Landing

The first-floor landing is fitted with carpeted flooring and provides access to a water tank cupboard and the partially boarded loft.

## Bedroom One

12' 7" x 11' 3" ( 3.84m x 3.43m )

The first bedroom features a front-facing window allowing plenty of natural light, fitted wardrobes for ample storage, carpeted flooring, and a radiator, creating a comfortable and well-appointed space.

## En-Suite

The en-suite is fitted with a mains-fed shower and tiled flooring, along with a sink with chrome mixer tap, WC, radiator, and a side-facing window.

## Bedroom Two

11' 8" x 10' 7" ( 3.56m x 3.23m )

Bedroom two features carpeted flooring, a radiator, and a rear-facing window, providing a comfortable and light-filled space perfect for a primary guest room.

## Bedroom Three

Bedroom three features carpeted flooring, a radiator, and a rear-facing window, providing the perfect space an extra guest room or nursery.

## Bedroom Four

9' 2" x 8' 5" ( 2.79m x 2.57m )

Bedroom four features carpeted flooring, a radiator, and a front-facing window, providing a welcoming, bright space.

## Family Bathroom

The family bathroom is fitted with a mains shower over the bath, WC, and sink with chrome mixer tap, complemented by a radiator and a side-facing window, a practical space for family use.

## Outside

The outside area features a lawned front garden with a pathway leading to the entrance and side access to the private rear garden, which includes raised decking and a lawn, providing an ideal space for outdoor relaxation and entertaining.

## Garage

19' 3" x 10' 2" ( 5.87m x 3.10m )

One of three garages. Power and lighting connected, up-and-over door. Ideal for parking or storage.



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## Hermitage Close, Ashbourne

- Good-sized bedrooms including en-suite to bedroom one
- Generous 19ft garage with power and lighting
- Spacious four-bedroom detached home in a quiet cul-de-sac location

Tenure: Freehold EPC Rating: B  
Council Tax Band: E

- Large open-plan kitchen/diner with patio doors to the garden
- Private rear garden with raised decking plus side access

offers in the region of

**£400,000**



Please note the marker reflects the postcode not the actual property

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