



**Mayfield Road, Ashbourne DE6 1AR**

**welcome to**

**Mayfield Road, Ashbourne**

50% Share Ownership property on Mayfield Road offers easy access to local shops, schools, countryside walks, and commuter routes.



## Entrance Hall

Entrance hall with a carpeted floor with underfloor heating, staircase to the first floor, and direct access to the lounge.

## Lounge

12' 5" x 12' 3" ( 3.78m x 3.73m )

A bright and inviting dual aspect lounge featuring a front facing window and an additional side window that together provide excellent natural light throughout the day. The room includes a useful built in storage cupboard, ceiling pendant light and is finished with comfortable carpet flooring with underfloor heating creating a warm and welcoming living space ideal for relaxing or entertaining.

## Kitchen

12' 3" x 11' 6" ( 3.73m x 3.51m )

A modern and well designed kitchen fitted with a stainless steel sink and mixer tap, offering space for both a dishwasher and a washer/dryer. The room provides an excellent selection of wall and base units, along with an electric hob and oven complete with extractor hood above. A breakfast bar creates a practical area for casual dining or extra preparation space. The kitchen also benefits from a door leading to a compact hall with entrances to the boiler cupboard and a WC, enhancing everyday convenience. To the rear, patio doors open directly onto the enclosed garden, allowing plenty of natural light and providing an easy flow to the outdoor space. Finished with lino flooring continuing with under floor heating and feature ceiling light.

## Cloakroom

A smart and practical ground floor cloakroom, fitted with a low level WC and hand wash basin, enjoying natural light from a rear facing window. The space is neatly finished with lino flooring with underfloor heating and ideal for guests or everyday convenience.

## Landing

A landing with a carpeted floor leading on from the stairs featuring a storage cupboard, loft access, and a

radiator.

## Bedroom One

15' 6" x 8' 8" ( 4.72m x 2.64m )

Bedroom One is a bright dual aspect room with windows to both the front and side, allowing plenty of natural light throughout the day. A radiator positioned beneath the front window provides comfortable heating, while a built in storage cupboard offers practical space for belongings, carpeted flooring and ceiling light.

## Bedroom Two

15' 6" x 9' 2" ( 4.72m x 2.79m )

Bedroom Two enjoys a rear aspect window providing ample natural light, complemented by a fitted radiator, carpeted flooring and ceiling light.

## Bathroom

A well appointed bathroom featuring a mains fed shower over the bath, complemented by full-height tiling for a clean and modern finish. The space includes a contemporary hand wash basin and WC, along with a heated towel radiator providing both comfort and practicality. Vinyl flooring offers durability and easy maintenance, while a rear facing window allows natural light to brighten the room and provides useful ventilation.

## Garden/Exterior

A smart, low maintenance patio area offering an ideal spot for outdoor seating or entertaining. The space is neatly enclosed, providing a sense of privacy, and features a side gate that gives convenient access through to the parking area with one allocated space.

## Agents Notes

Managements and Service charges payable per annum.

## Agents Notes

This property is a 50% Shared Ownership sale with the option to staircase ownership.



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## Mayfield Road, Ashbourne

- Modern two bedroom home
- Stylish and energy efficient property
- 50% Share Ownership property
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Tenure: Leasehold EPC Rating: A

Council Tax Band: B Service Charge: 93.97

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 990 years from 26 Sep 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

**£115,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ABN106890 - 0003

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