





**Bella Vista Green Lane,ASHBOURNE DE6 2BL**

bagshaws residential

***welcome to***

## Bella Vista Green Lane, ASHBOURNE

A  three-bedroom home on Green Lane, Ashbourne, offering spacious accommodation with a bright living room, and private garden. Ideally located close to the town centre, schools, shops, and transport links.













**Entrance Porch**
8' 7" x 3' 1" ( 2.62m x 0.94m )
The entrance porch features practical tiled flooring, providing a durable and easy-to-maintain welcome space.

**Dining Room**
12' 3" x 11' 11" ( 3.73m x 3.63m )
The dining room offers a warm and comfortable space, featuring carpeted flooring, a window to the front providing natural light, characterful ceiling beams, and a radiator for added comfort.

**Lounge**
12' 6" x 12' 1" ( 3.81m x 3.68m )
The lounge is bright and inviting, featuring three windows that allow ample natural light, a fitted electric fire as a focal point, comfortable carpeted flooring, and a patio door opening to the front.

**Kitchen**
13' 9" x 6' 7" ( 4.19m x 2.01m )
The u-shaped kitchen is well equipped with a four-ring gas hob and oven, tile effect flooring, complemented by a practical breakfast area and finished with a window to the rear that provides natural light.

**Shower Room**
The wet room is fitted with a sink, WC, and an electric shower, complemented by a window to the rear providing natural light and a radiator for comfort.

**Bedroom One**
12' 4" MAX x 12' ( 3.76m MAX x 3.66m )
Bedroom one is a comfortable double room featuring carpeted flooring, a radiator, and a window to the front allowing for natural light.

**Bedroom Two**
12' 8" MAX x 12' ( 3.86m MAX x 3.66m )
Bedroom two is a well-proportioned room, finished with carpeted flooring, a radiator, and a window to the front, offering a bright and comfortable space.

**Bedroom Three**
9' 3" MAX x 6' 9" ( 2.82m MAX x 2.06m )
Bedroom three is a cozy room featuring carpeted flooring, a radiator, and a window to the rear that lets in natural light.

**Bathroom**
The bathroom is fitted with a WC, wash basin, and a corner bath with an overhead shower, towel radiator, complemented by a window to the rear for natural light and ventilation.

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## Bella Vista Green Lane, ASHBOURNE

- Lovely rural views.
- Peaceful setting.
- A three-bedroom home.
- Abundances of natural light.
- Shower room located on the ground floor.

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over

# £240,000








Please note the marker reflects the postcode not the actual property

**view this property online** bagshawsresidential.co.uk/Property/ABN106765

The Property Ombudsman

Property Ref:
ABN106765 - 0014

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