



**Mayfield Road, Ashbourne DE6 1AS**



**welcome to**

**Mayfield Road, Ashbourne**

This lovely house features two bedrooms, family bathroom, kitchen, dining room and lounge with updated decor however still featuring some character aspects, finished with front and rear gardens all conveniently located within walking distance to town.



## Lounge

13' 1" x 11' 10" ( 3.99m x 3.61m )

Entering into the property, the well-proportioned lounge features window to the front, radiator, laminate floor, ceiling light finished with a focal point cast iron Victorian fireplace.

## Dining Room

12' 4" x 8' 9" ( 3.76m x 2.67m )

Spacious dining room with window to the rear, radiator, floor to ceiling storage cupboards, understairs storage, oak effect laminate flooring and access to the stairs for the first floor.

## Kitchen

10' 10" x 7' 11" ( 3.30m x 2.41m )

U shaped kitchen fitted with a range of base and wall units, stainless steel sink and draining board, part tiled wall, electric cooker & hob, space for fridge freezer, washing machine and dishwasher, finished with tiled flooring, window to the rear and side. This room also houses the Worcester boiler and access to the outside.

## Landing

with access to Bedrooms and bathroom featuring floor to ceiling storage cupboard and wardrobe.

## Bedroom One

12' 3" x 11' 9" ( 3.73m x 3.58m )

Generous double bedroom featuring large front facing window, radiator, carpet floor and ceiling light.

## Bedroom Two

12' 5" x 6' 4" ( 3.78m x 1.93m )

A well proportioned bedroom with a window overlooking the rear countryside views, radiator, carpet floor and ceiling light.

## Bathroom

10' 6" x 7' 9" ( 3.20m x 2.36m )

Finishing the first floor with this spacious bathroom with modern white suite featuring bath with centre taps and shower over, pedestal hand basin, low flush WC, towel rail and radiator, rear facing translucent

window.

## Outside

To the front slightly elevated from Mayfield Road and has an open aspect with front garden mainly laid to lawn. There are steps leading to the entrance door which has a tiled canopy over. At the rear the garden has a courtyard adjacent to the property, steps lead through terrace gardens where the terrace is partially enclosed by picket fencing, lawned gardens and seating area. At the rear boundary there is open farmland.



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welcome to

## Mayfield Road, Ashbourne

- Close to town centre, local shops and amenities.
- Two double bedrooms.
- Rear garden with Countryside views.
- Cast iron Victorian fireplace
- Fitted kitchen.

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

offers in the region of

**£175,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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