



**Brookside, Ashbourne DE6 1FY**

**welcome to**

**Brookside, Ashbourne**

Within easy walking distance to Ashbourne Town Centre and open countryside is this lovely mid terrace family home. Front to rear sitting and dining kitchen, ground floor WC, three bedrooms and a family bathroom. spacious front & rear gardens with on street parking.



### **Entrance Hall**

An entrance hall finished with laminate flooring, ceiling light and radiator.

### **Lounge**

19' 11" x 9' 11" ( 6.07m x 3.02m )

Dual aspect living area including two large windows one to the front then one to the rear overlooking the gardens. This spacious lounge features a media wall, two ceiling lights, laminate flooring, blinds and two radiators keeping it warm the positioned neatly at the rear is an office space.

### **Cloakroom**

A conveniently located cloakroom near the entrance of the property featuring tiled flooring, WC, Sink, ceiling light and extractor fan for ventilation.

### **Kitchen**

11' 8" x 7' 6" ( 3.56m x 2.29m )

A modern fitted dining kitchen with base and wall cabinets in dark shades. There is ample space for several appliances under concrete effect work tops which incorporate a single stainless steel sink unit fitted with five ring gas hob, electric oven and space for fridge freezer.

### **Dining Room**

10' 5" x 8' 5" ( 3.17m x 2.57m )

The dining area is suitable for a dining table and enjoys views adjacent through patio doors with attractive views to the rear garden also featuring a window allowing ample amount of natural light. This room also offers tiled flooring for practicality, feature light, space for a washer/dryer and convenient storage cupboard and there are stairs to first floor.

### **Landing**

The landing is carpeted, and holds the access to the loft.

### **Bedroom One**

11' 6" x 10' 1" ( 3.51m x 3.07m )

Bedroom one is a well-proportioned room with laminate flooring, large window to the rear, radiator

and feature wall panelling then at the front. Also in this room is a small inset providing access to a hidden space used currently as an office but perfect for a dressing room also featuring a large window to the front, radiator and light.

### **Bedroom Two**

11' 8" x 10' 9" ( 3.56m x 3.28m )

A spacious double bedroom with radiator, ceiling light, carpeted flooring and window to the rear perfect as a family room or guest room.

### **Bedroom Three**

8' 7" x 7' 3" ( 2.62m x 2.21m )

A spacious single bedroom featuring a ceiling light, carpeted flooring, window to the front, storage cupboard perfect space for a kid's room or nursery.

### **Bathroom**

A stylish modern bathroom fitted with wet room, shower, WC, towel radiator, wall hung unit with sink, window to the front to allow plenty of ventilation, heated mirror and home to the boiler.

### **Outside**

To the front of the property, you will find mostly lawned area with a path to the door and side access to the rear garden. At the rear this area is mostly patio with a small patch of grass, shed and access to a garage at the rear, full fence enclosed area and plenty of space for a seating area.

### **Agents Notes**

Non-standard construction.



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## Brookside, Ashbourne

- Spacious front & rear gardens with on street parking
- Garage to the rear of the property.
- Modern media wall as feature in the living room.
- Within easy walking distance to Ashbourne Town Centre
- Hidden space from bedroom one perfect for a dressing room.

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

**£210,000**



Please note the marker reflects the postcode not the actual property

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