



Taylor Court, Ashbourne DE6 1BZ

welcome to

Taylor Court, Ashbourne

Three-bedroom, three-storey home, ideally located within close proximity to Ashbourne town centre. Offering versatile living accommodation, this modern property benefits from a garage, driveway parking, rear garden, lounge, kitchen, cloakroom, utility room, family bathroom and en suite.



Entrance Hallway

A spacious and welcoming entrance hallway featuring laminate flooring, radiator, ceiling lighting, a useful storage cupboard and understairs storage with lighting. Stairs leading to the first floor, with access to all ground floor rooms.

Cloakroom/Wc

Convenient ground floor cloakroom comprising a low-level WC, hand wash basin, radiator, extractor fan, ceiling lighting and carpeted flooring.

Utility Room

8' 2" x 6' 6" (2.49m x 1.98m)

Practical utility room with vinyl flooring, radiator, ceiling lighting and rear garden access. Fitted with a stainless-steel sink and mixer taps, worktop space, storage cupboards, washing machine, tumble dryer and housing the Glow-worm boiler.

First Floor Landing

Bright and airy landing area with ceiling lighting, radiator and carpeted flooring, providing access to all first-floor rooms.

Kitchen

11' 11" x 8' 6" extending to (3.63m x 2.59m extending to)

Kitchen fitted with a range of modern wall and base units with complementary splashbacks, integrated dishwasher and fridge freezer, gas cooker and hob with extractor above, and a stainless steel sink with mixer tap. Finished with stylish vinyl wood-effect flooring and a rear-facing window providing natural light.

Lounge

11' 11" L shaped x 8' 6" L shaped (3.63m L shaped x 2.59m L shaped)

Generously sized lounge featuring a front-facing window, carpeted flooring, radiator, ceiling lighting and an electric fire with surround. Offers access to both the kitchen and landing. This room is an L shape area.

Second Floor Landing

Additional landing area with ceiling lighting, radiator and carpeted flooring, providing access to all second-floor rooms.

Bedroom One

13' 6" x 11' 2" (4.11m x 3.40m)

Spacious main bedroom with front-facing window, fitted wardrobes, carpeted flooring, radiator and ceiling lighting.

EnSuite

Modern en-suite comprising a low-level WC, hand wash basin, towel radiator, lino flooring and a shower cubicle with mains-fed shower.

Bedroom Two

11' 6" x 8' 4" (3.51m x 2.54m)

Well-proportioned bedroom with skylight, sloped ceiling, carpeted flooring, radiator and ceiling lighting, ideal as a guest room or children's bedroom.

Bedroom Three

7' 10" x 6' 11" (2.39m x 2.11m)

Versatile third bedroom with skylight, sloped ceiling, carpeted flooring, radiator and ceiling lighting, suitable for use as a nursery, home office or study.

Main Bathroom

Well-appointed family bathroom featuring a bath with mains-fed shower over, hand wash basin, low-level WC, towel radiator, storage cupboards, lino flooring and tiled splashbacks around the bath and sink.

Outside

Enclosed and low-maintenance rear garden offering a paved patio area and lawn. Includes side access with gated entry at both ends, space for bin storage and access door to the garage. Brick-paved frontage with driveway partially under cover, leading directly into the garage, providing convenient off-road parking.



view this property online bagshawsresidential.co.uk/Property/ABN106792



welcome to

Taylor Court, Ashbourne

- Town centre location.
- Three bedroom, Three storeys.
- Garage and driveway.
- Rear garden.
-

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

offers in the region of
£275,000



Please note the marker reflects the
postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/ABN106792](https://www.bagshawsresidential.co.uk/Property/ABN106792)



Property Ref:
ABN106792 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01335 346677



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE,
Derbyshire, DE6 1GF



bagshawsresidential.co.uk