



**The Firs, Wyaston Ashbourne DE6 2DG**

**welcome to**

**The Firs, Wyaston Ashbourne**

\*\*\*PROFESSIONAL IMAGES COMING SOON\*\*\* A three double bedroom mid-terraced house in a select development occupying a central village location and surrounded by rolling countryside. Perfect rural location only a 10 minute drive away from Ashbourne itself.



## Reception Hall

A stunning hall with staircase turning to the first floor landing. With wooden flooring, ceiling cornice and recess ceiling spotlights. A deep understairs storage cupboard with light and power.

## Ground Floor/ Wc

With a contemporary suite by Ideal Standard in white with chrome fittings including WC and vanity wash basin with mono block tap. The walls are part ceramic tiled. LVT flooring and double glazed window with ceramic tiled sill. Extractor fan and ceiling spotlight.

## Lounge

13' 9" x 9' 6" ( 4.19m x 2.90m )

Well-proportioned lounge with a cosy feel with ceiling light, carpeted floor, ceiling cornice finished with a patio door to the rear providing direct access to the rear garden.

## Dining Kitchen

A delightful room which has double glazed windows to the front and at the rear double patio doors leading to the garden. A comprehensive range of high-quality base and wall cabinets. White marble work surfaces with stand and inset Frankie 1 1/4 bowl stainless steel sink unit with mixer tap.

A high standard of built in appliances include an AEG induction hob with glass splashback and concealed cooker hood. A range of eye level ovens and a microwave. Multifunction oven, grill and double fan ovens. Integrated fridge and freezer, full-size, dishwasher and space for a washer. A unit contains the high specification Valliant mains gas fired, central heating boiler.

This room is delightful, spacious with an area for a dining table, LVT flooring throughout, numerous recess spotlight fittings and ceiling cornice.

## First Floor Landing

Leading from the carpeted staircase this area features a double glazed window, access to a roof space, ceiling cornice and recess ceiling spotlights.

## Master Bedroom

12' 2" x 9' 2" ( 3.71m x 2.79m )

With a rear facing double glazed window providing views over the garden and rolling hills. Radiator, ceiling cornice and recess ceiling spotlights.

## Ensuite

Luxury Ideal Standard suite in white has chrome fittings and includes a corner glass and tile shower enclosure with thermostatic shower with rain head and flexi hose. WC and a wall hung vanity basin and mono block tap. The walls are part tiled. Central heated chrome ladder towel rail and shaver point. Side facing double glazed windows, recess ceiling spotlights and extractor fan.

## Bedroom Two

9' 6" x 9' 2" ( 2.90m x 2.79m )

Double bedroom with front facing double glazed window, carpeted floor, ceiling light and radiator, perfect as kids room or guest bedroom.

## Bedroom Three

11' 6" x 8' 6" ( 3.51m x 2.59m )

Well-proportioned bedroom with rear facing double glazed window, carpeted floor, ceiling light and radiator, perfect as kids room or office space.

## Bathroom

A luxury suite by Ideal Standard in white has chrome fittings includes large panelled bath with thermostatic overhead shower and glass shower screen. Wall hung vanity wash basin with mono block tap and WC. The floor is decoratively ceramic tiled along with majority of the walls in pale shades. Central heated chrome towel rail. Double glazed window, ceiling, spotlights and extractor fan.

## Exterior And Gardens

Gardens to the front are cottage style with agricultural style, metal fencing and mixed thorn hedging. A pathway leads from the causeway through the gate and up to the front door. The rear gardens are fully enclosed with paved patio adjacent to the rear of the property with a section of

artificial grass and raised borders in an L shape. There is gate access from the rear garden to the garage and parking area. Two off-street parking. Garage (18'4" X 9'2") has up and over door, power and light.



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## The Firs, Wyaston Ashbourne

- Three bedrooms
- Central village location
- Well-equipped kitchen.
- Village location with rural views.
- Parking and garage

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

**£330,000**



Please note the marker reflects the  
postcode not the actual property

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