





This spacious three-bedroom home occupies a generous plot and benefits from low-maintenance gardens to both the front and rear. Offering excellent potential for growing families, the impressive principal bedroom could be divided to create a fourth bedroom, subject to individual requirements.

Situated in a quiet and convenient location, the property provides easy access to the popular Market Town of Ashbourne, which offers a wide range of shops, well-regarded schools, and local amenities.

In brief, the accommodation comprises;- an entrance hallway, WC, living room, and kitchen diner to the ground floor. To the first floor, there are three well-proportioned bedrooms and a wet room.

Ideal for first-time buyers, growing families, or those looking to upsize, this versatile home offers fantastic potential and early viewing is highly recommended.



ABODE
SALES & LETTINGS

Entrance Hallway

With tiled flooring, central heating radiator, and a useful storage cupboard.

WC

Fitted with a low-level WC and wash hand basin with tiled splashback, complemented by tiled flooring.

Living Room

Bright and welcoming living room featuring a UPVC double-glazed window to the front elevation, central heating radiator, decorative wall panelling, and sliding patio doors providing direct access to the garden.

Kitchen Diner

Fitted with a range of base and eye-level units with complementary work surfaces incorporating a one-and-a-half bowl inset ceramic sink with drainer. The kitchen benefits from an integrated oven and hob with extractor hood over, space and plumbing for a washing machine, and space for a fridge freezer. Additional features include a central heating radiator, tiled flooring, decorative wall panelling, a UPVC double-glazed window to the front elevation, and sliding patio doors opening onto the garden.

Rear Hallway

Providing access to the first floor via the staircase and benefiting from a useful storage cupboard. A UPVC double-glazed door leads directly into the enclosed rear garden.

Landing

Landing area providing access to all bedrooms, loft access, and a useful storage cupboard.



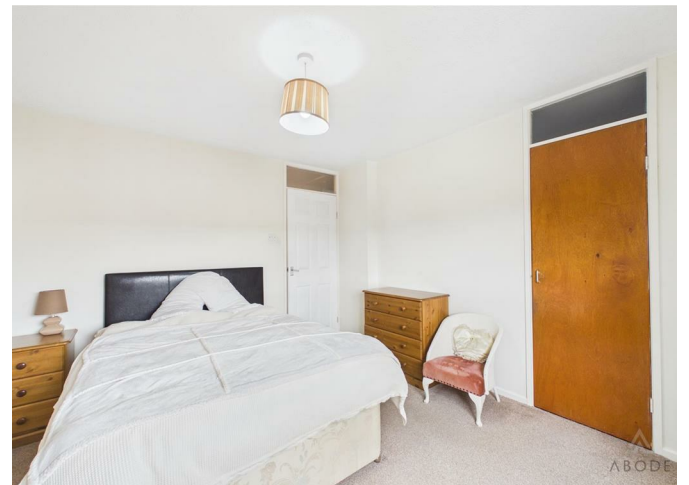
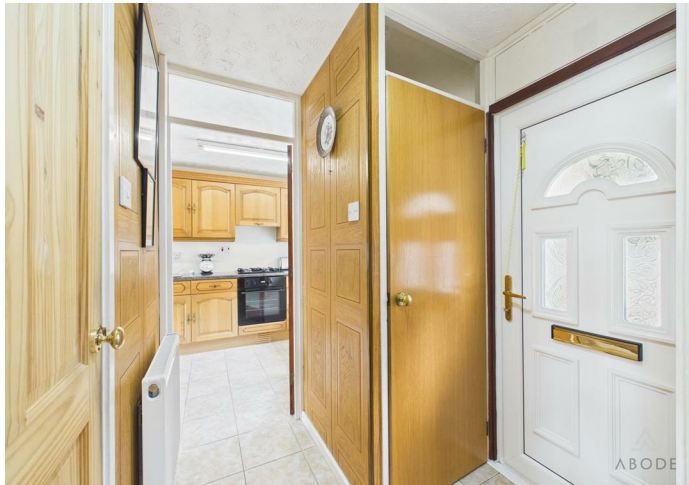
Master Bedroom

With potential to revert back to two bedrooms. Generous double bedroom with double-glazed windows to both the front and rear elevations, allowing plenty of natural light, together with two central heating radiators.

Bedroom Two

Spacious master bedroom featuring a double-glazed window to the rear elevation and a central heating radiator.







Bedroom Three

UPVC double-glazed window to the front elevation, central heating radiator, and built-in storage cupboard.

Wet Room

Well-appointed wet room comprising a WC, wash hand basin, and walk-in shower. Additional features include spot lighting, a UPVC double-glazed window to the rear elevation, central heating radiator, and fully tiled walls.

Front Garden

To the front elevation, gated access leads into a garden area predominantly laid to patio for ease of maintenance.

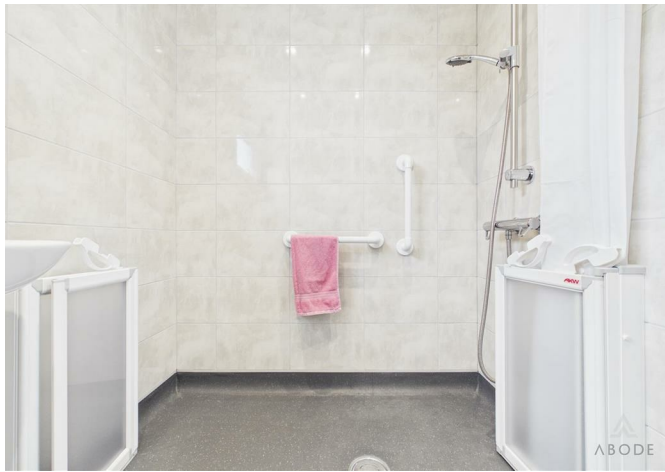
Rear Garden

The enclosed rear garden is also mainly laid to patio, creating a low-maintenance outdoor space. A decorative blue slate feature area adds visual appeal, making it an ideal setting for outdoor dining and entertaining.

Additional Information

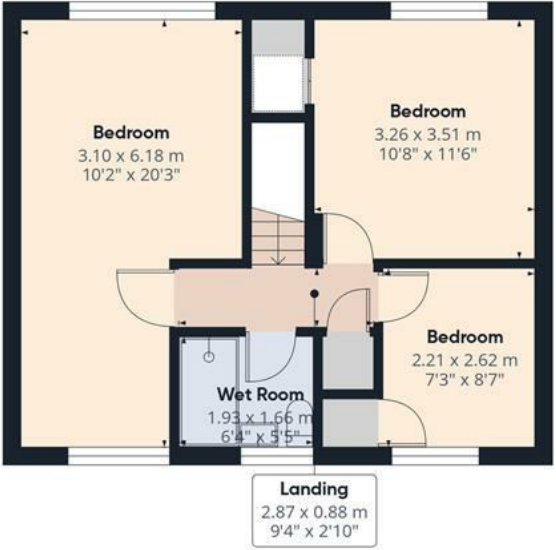
We believe the property to be of non standard construction.







Floor 0



Floor 1

Approximate total area⁽¹⁾

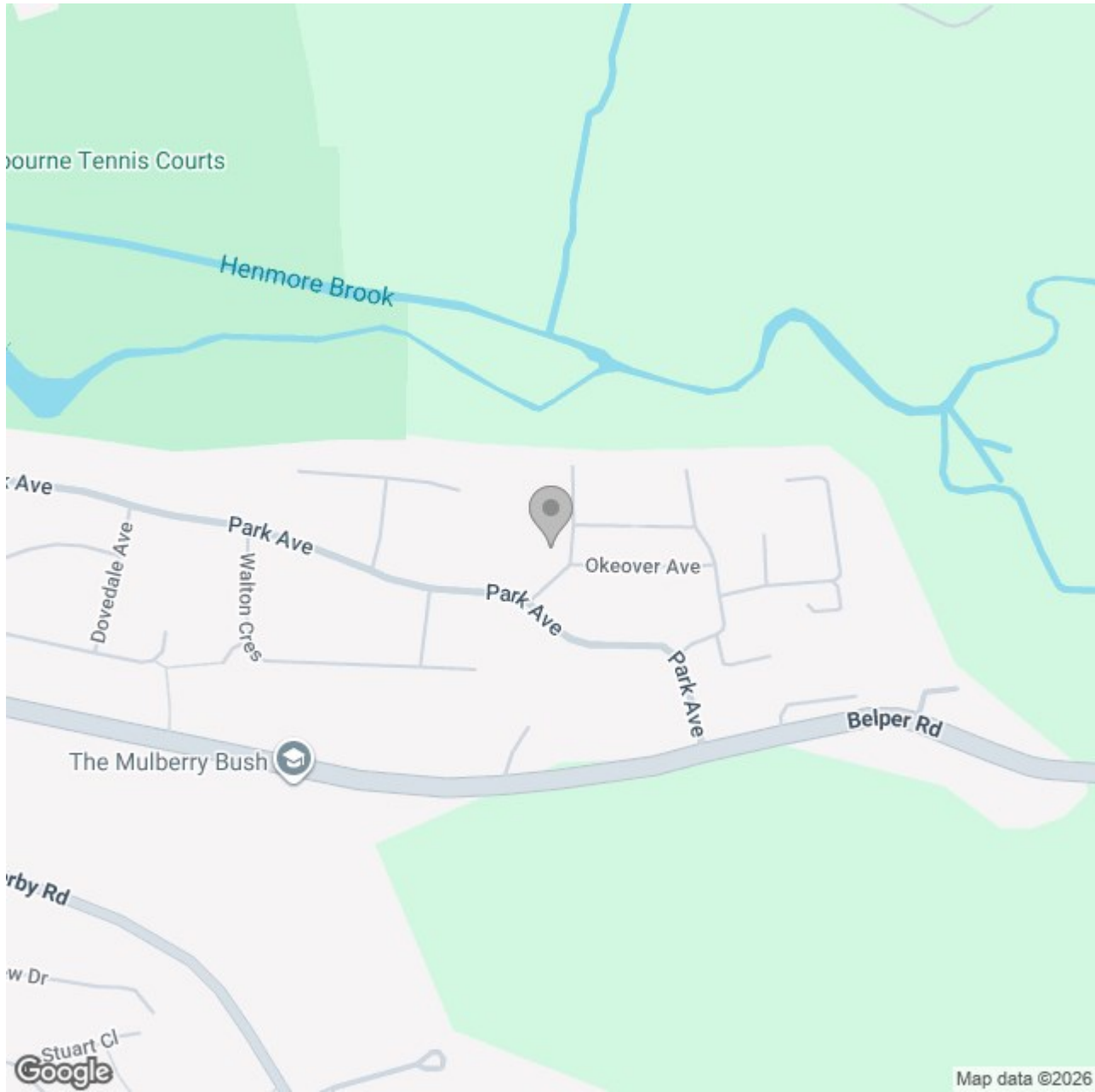
83.2 m²
896 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC