



South Street, Ashbourne DE6 1DP

welcome to

South Street, Ashbourne

The property is close to facilities and amenities within Ashbourne town and spacious accommodation over three floors including beautiful master bedroom suite to the second floor & two further bedrooms to first floor. Breathtaking views from the rear terraced gardens.



Entrance Hall

Providing access to the living room and staircase to first floor, the room features laminate flooring that flows through the ground floor, With UPVC composite woodgrain double glazed entrance door, ceiling light and contemporary radiator.

Cloakroom

Practical ground floor cloakroom that includes white suite comprising of pedestal wash hand basin with mono block tap and WC. Central heated towel rail and a front facing double glazed translucent window.

Inner Lobby

With a wall mounted Alpha mains gas fired central heating boiler with Hive controls and a further door to the ground floor cloakroom/wc. Double glazed window to the side, perfect space for everyday storage.

Lounge

16' 7" x 14' 1" (5.05m x 4.29m)

The room has a delightful dual aspect with shutter double glazed windows to the front and double-glazed windows to the side which provide delightful garden views. There is laminate flooring throughout which continues from the entrance hall out into the dining kitchen. Finished with contemporary radiator and ceiling light.

Kitchen

14' x 12' 2" (4.27m x 3.71m)

A comprehensive range of base and wall cabinets with contrasting doors and wood effect roll edged work surfaces which have an upstand and ceramic tiled splashback. The working surface incorporates a resin sink unit with mixer tap, boiling tap and a range of built in appliances by Bosch including under counter oven, ceramic hob with glass splashback and steel canopy extractor. There is an integrated washing machine and standing space for a larder fridge/freezer. This room also enjoys further integrated appliances including CDA eye level microwave oven. There are two radiators one of

which is a large wall radiator, and the room enjoys a delightful dual aspect with stunning garden views through double glazed French doors to the rear, side windows and a double-glazed composite side door open into the gardens. Security alarm.

Landing

Turning staircase from the entrance hall. Front facing double glazed window, airing cupboard for storage, carpeted floor and a contemporary radiator.

Bedroom Two

14' 10" x 9' 5" (4.52m x 2.87m)

With rear facing double glazed windows which provide attractive views of landscaped gardens and adjoining farmland.

Bedroom Three

10' 6" x 7' 10" (3.20m x 2.39m)

With front facing double glazed window, carpeted floor, fitted clothes rail and radiator.

Bathroom

A contemporary suite in white has chrome and black fittings incorporating a large glass corner shower enclosure with mains fed shower, vanity wash basin with mono block tap and storage, illuminated vanity mirror and shaver point. WC adjacent. Central heated towel radiator and a side facing double glazed translucent window.

Second Floor Landing

A further staircase rises from the first-floor landing to the second floor.

Bedroom One

27' 8" x 9' 10" (8.43m x 3.00m)

A light and spacious room with a double aspect as there are Velux rooflights to the front and dormer window to the rear which offer stunning views of the landscaped gardens, distant views over Ashbourne. There is extensive under eaves storage, two radiators, fitted hanging rail, carpeted floor and loft access.

En-Suite

A white and chrome suite, by RAK ceramics, include a glass shower enclosure with electric shower, pedestal wash hand basin with mono block tap and WC. Chrome plated central heated towel rail, shaver point and extractor fan.

Outside

The front courtyard has herringbone block paving and there is parking for two to three cars. Exterior light and water tap. A pathway to the side of the property leads to the enclosed landscaped gardens. Beautifully landscaped rear gardens include a paved patio adjacent to the property which has an electric retracting canopy, power, light and water supply. The gardens have been superbly terraced and include a wide range of shrubs. From the upper terrace where you will find a decked area/ sun terrace there are breathtaking views over adjoining farmland, woodland and most of the entire Ashbourne Town with views in the direction of the Peak District. The property is situated to the head of a cul-de-sac with generous parking and turning space.

Agents Notes

Agents Note: The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



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welcome to

South Street, Ashbourne

- Accommodation Over Three Floors Master Bedroom Suite to Second Floor
- Breathtaking Views from Rear Terraced Gardens
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Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ABN106850 - 0002

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