



**The Bowling Green King Edward Street, Ashbourne DE6 1BW**

**welcome to**

## **The Bowling Green King Edward Street, Ashbourne**

Welcome to Old Bowling Green, an exciting new development nestled in the heart of Ashbourne, Derbyshire. Boasting a harmonious blend of modern comfort and traditional charm.

floor plan - <https://www.jamesnicholas.homes/the-old-bowling-green-plots-2-6>



### The Plot

Boasting spacious layouts, these homes offer both style and practicality. The ground floors invite you to entertain with ease in the open-plan kitchen, living and dining areas. Convenient WCs are also available. Floor plan - <https://www.jamesnicholas.homes/the-old-bowling-green-plots-2-6>

### The Area

Ashbourne is a peaceful and picturesque historical market town in the Derbyshire Dales. With its winding cobbled streets, traditional outdoor market held every Thursday, complementing the wide range of individual shops in the town and over 200 listed buildings of Tudor and Georgian heritage, Ashbourne continues to be a very well sought after location within Derbyshire.

### Entrance Hall

Having central heating radiator; stairs to the first floor accommodation; security alarm control; doors off to...

### Guest Cloakroom

Having double glazed window; central heating radiator; w.c.; wash vanity unit; LVT flooring.

### Open Living Kitchen Diner

27' 3" Maximum x 17' 5" Maximum ( 8.31m Maximum x 5.31m Maximum )  
Having french Upvc doors to the rear; double glazed windows; two central heating radiators; understairs cupboard with consumer unit; downlights; a range of wall, base and matching drawer units; worktops; sink; LVT flooring; Bosch integrated appliances including oven; induction hob; extractor; dishwasher; washer dryer; fridge freezer; LVT flooring.

### First Floor Landing Area

Having an airing cupboard housing a cylinder; doors off to...

### Bedroom Two

17' 5" Maximum x 14' 5" Maximum ( 5.31m Maximum x

4.39m Maximum )  
Having two double glazed windows; central heating radiator.

### Bedroom Three

12' 5" Maximum x 10' 1" Maximum ( 3.78m Maximum x 3.07m Maximum )  
Having two double glazed windows; central heating radiator.

### Second Floor Landing Area

Having central heating radiator; cupboard.

### Bedroom One

22' 8" x 13' 7" ( 6.91m x 4.14m )  
Having central heating radiator; Vakro ceiling window; french Upvc doors to a Juliet balcony; storage areas; downlights.

### En Suite

Having double glazed window; mains shower cubicle; central heating radiator; w.c.; wash vanity unit; downlights; LVT flooring.

### Gardens

Outside rear raised decked area leading to Indian sandstone patio onto lawned garden

### Specification

Kitchen - Locally made bespoke kitchens. Featuring integrated dishwasher, washer/dryer & fridge/freezer. Bosch oven, hob & extractor.

Cloakroom - Sink / Vanity Unit WC.

### James Nicholas Homes

Established in 2022, James Nicholas Homes Ltd is a recently formed development company enjoying A build partnership with Salboy Ltd.

Our combined experience in the property development field spans several decades and includes the development of new build properties and the conversion of existing buildings.

We operate within a 40 mile radius of Derby which enables us to take advantage of our detailed knowledge of the local area.

Our skilled contractors strive to create special yet affordable homes in carefully selected locations.



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## **The Bowling Green King Edward Street, Ashbourne**

- Prime town center location
- Energy efficient homes
- Three bedrooms
- High quality specification
- Allocated parking

Tenure: Freehold EPC Rating: Exempt

offers in the region of  
**£260,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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**bagshaws residential**



**01335 346677**



[Ashbourne@bagshawsresidential.co.uk](mailto:Ashbourne@bagshawsresidential.co.uk)



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



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