



Mayfield Road, Ashbourne DE6 1AS

welcome to

Mayfield Road, Ashbourne

A three bedroom end terrace property on Mayfield Road, offering bright and a generous corner plot. With great natural light, a private garden, and convenient access to local amenities, this home blends comfort, space, and standout kerb appeal.



Auctioneer's Comments

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Lounge

3' 7" x 3' 7" (1.09m x 1.09m)

A bright, welcoming lounge featuring a large rear window that fills the space with natural light, a charming stone fireplace as the focal point, and laminate flooring that adds a modern, easy-care finish.

Dining Room

4' 3" x 3' 7" (1.30m x 1.09m)

A versatile dining room featuring a rear-facing window that draws in natural light, warm laminate flooring, and a characterful log burner neatly integrated into the chimney breast. A central ceiling

light, while an open doorway flows directly into the kitchen, creating an easy, connected layout ideal for modern living.

Kitchen

3' 5" x 1' 8" (1.04m x 0.51m)

A kitchen with laminate flooring and a central ceiling light, offering a straightforward layout and plenty of scope for modernisation. Ideal for buyers looking to put their own stamp on the space and create a contemporary cooking area.

Bedroom One

3' 7" x 3' (1.09m x 0.91m)

Bedroom One offers fitted storage for practical organisation, complemented by laminate flooring and a front-facing window that brings in plenty of natural light. A central ceiling light completes this bright and functional space.

Bedroom Two

3' 5" x 2' 1" (1.04m x 0.64m)

A well-proportioned small double bedroom featuring warm wooden flooring and a front-facing window that brings in plenty of natural light. A bright, comfortable space ideal for sleeping, working, or guest use.

Bedroom Three

4' 2" x 2' 5" (1.27m x 0.74m)

A bright loft-converted Bedroom Three featuring a rear-facing window that brings in elevated views and natural light, complemented by a central ceiling pendant. A versatile space ideal as a bedroom, office or hobby room, with the character and privacy that come from being set within the roof space.

Bathroom

A practical bathroom fitted with a WC, hand-wash basin, and a full-size bath with shower over — offering a functional layout ready for everyday use.

Garden/Exterior

A tiered garden arranged in defined levels, offering dedicated spaces for planting and outdoor creativity.

Storage sheds provide practical utility, while a grassed area at the very rear creates a softer, open spot ideal for relaxing or play. A versatile outdoor space with plenty of potential.

Agents Notes

Private Right of way to the rear.



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Mayfield Road, Ashbourne

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedrooms.
- Rear garden space.

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

guide price

£120,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ABN106931 - 0007

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