



**Brickyard Cottages Old Derby Road, Ashbourne DE6 1FL**

**welcome to**

**Brickyard Cottages Old Derby Road, Ashbourne**

Two-bedroom semi-detached home at Brickyard Cottages, Ashbourne, featuring lounge and kitchen. Conveniently located near to local amenities and transport links with communal parking.



## Lounge

16' 9" x 9' 7" ( 5.11m x 2.92m )

Entering the property into a convenient porch, from the porch into the welcoming lounge which provides a cosy space with radiator to the front, cupboard to the rear, carpeted floor and access to the stairs through a door.

## Kitchen

22' 1" x 8' 9" ( 6.73m x 2.67m )

Into the functional and well-laid-out kitchen, offering essential workspace and storage with Neff double cooker, electric hob with extractor fan and tiled splashback, space for a fridge freezer and washing machine - perfect for everyday cooking. Access to a storage cupboard under stairs and the garden.

## Bedroom One

13' 11" x 8' 5" ( 4.24m x 2.57m )

Bright front-facing double bedroom featuring a large window with a radiator beneath, offering excellent natural light and year-round warmth, finished with carpeted flooring. The layout provides flexible space for a bed and storage, making it ideal as a main or guest room.

## Bedroom Two

14' x 8' 5" ( 4.27m x 2.57m )

Bedroom Two is a double bright front-facing room featuring a well-sized window with a radiator beneath, providing excellent natural light and comfortable warmth. The space is finished with fitted carpet, adding a soft, cosy feel and making it ideal for use as a family bedroom, guest room, or home office.

## Bathroom

7' 8" x 5' 5" ( 2.34m x 1.65m )

The bathroom completes the first floor featuring bath with triton electric shower overhead, WC, sink, two windows to the front, radiator and tiled floor to ceiling.

## Garden/Exterior

The property benefits from a well-kept front garden featuring a slabbed patio area and a pathway leading through a grassed lawn. To the side, the garden rises naturally to a raised bank planted with mature shrubs, adding privacy, greenery, and an attractive established feel to the frontage. One allocated parking space.



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## Brickyard Cottages Old Derby Road, Ashbourne

- Two-bedroom.
- Semi-detached.
- Communal parking.
- Great transport links.
- Cosy and practical home.

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

**£190,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
ABN106785 - 0004

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