





Mayfield Road,Ashbourne DE6 1AS

bagshaws residential

welcome to

Mayfield Road, Ashbourne

A well-positioned three-bedroom home on popular Mayfield Road, featuring a lounge, fitted kitchen, enclosed rear garden, and on-street parking, conveniently located close to Ashbourne town centre and local amenities.













Entrance Hall
The entrance hall provides a welcoming introduction to the home, featuring practical laminate flooring and space for coat hooks and everyday storage. A staircase rises to the first-floor accommodation, while a doorway leads through to the main living areas, creating an easy flow throughout the ground floor. Finished with a ceiling light point, this functional space offers a bright and inviting first impression.

Lounge/Dining Area
28' 3" x 11' 5" (8.61m x 3.48m)
Entering directly into the lounge, this inviting reception room features a window to the front elevation allowing for plenty of natural light. A decorative fireplace creates an attractive focal point within the room, featuring a traditional surround and hearth that adds character and charm. Currently ornamental in nature, the fireplace provides an appealing design feature while offering potential for a variety of styling options.
Open from the lounge and continuing with matching laminate flooring, the dining area provides a practical space for family meals and entertaining. A window to the rear elevation allows for plenty of natural light, while a radiator ensures year-round comfort.

Cloakroom
Tucked neatly beneath the staircase, the cloakroom is fitted with a wall-hung hand wash basin and low-level W/C. This useful space provides practical convenience for guests and everyday family living while making excellent use of the available space.

Kitchen
8' 1" x 7' 7" (2.46m x 2.31m)
Enjoying a seamless flow from the dining area through an attractive arched opening, the kitchen continues the matching laminate flooring found throughout the ground floor. Fitted with a range of matching wall and base units complemented by wooden worktops, the kitchen offers both style and practicality. Integrated appliances include an electric oven, four-ring hob with extractor hood above and fridge freezer. While there is additional space and plumbing for a washing machine and dishwasher. A window to the rear elevation provides natural light and views over the garden.

Landing
The first-floor landing provides access to all bedrooms and the family bathroom, creating a central hub for the accommodation on this level. Stairs rise to the second floor, offering access to the additional bedroom, while the landing itself provides a practical and well-connected space within the home.

Bedroom One
13' 9" x 11' 9" (4.19m x 3.58m)
A cosy double bedroom featuring two windows to the front elevation, allowing for an abundance of natural light. The room benefits from built-in wardrobes, laminate flooring and a radiator, providing practical storage and comfortable accommodation. With space for additional freestanding bedroom furniture, this inviting room offers a pleasant and versatile retreat.

Bedroom Two
13' 6" x 8' 5" (4.11m x 2.57m)
A well-proportioned double bedroom enjoying a window to the rear elevation, providing a pleasant outlook and good levels of natural light. The room benefits from laminate flooring and offers plenty of space for a range of bedroom furniture.

Bedroom Three
16' 9" x 11' 7" (5.11m x 3.53m)
Located on the second floor, this spacious double bedroom is a bright and versatile room, featuring a window to the side elevation and a skylight that together allow natural light to flood the space throughout the day. Benefiting from laminate flooring and a radiator, the room offers comfortable and flexible accommodation, making it ideal as a principal bedroom, guest room, child's bedroom, home office or study to suit a variety of needs.

Bathroom
The bathroom is beautifully appointed and combines classic styling with modern convenience. A window to the rear elevation provides natural light, while tiled flooring adds a practical finish. The suite comprises a freestanding bath, a walk-in shower with a tiled splashback and glass screen, a Victorian-style pedestal wash hand basin, low-level W/C and a heated towel radiator. This elegant space offers the perfect setting for both relaxation and everyday use.

Garden/Exterior
Accessed via patio doors from the dining room, the rear garden has been thoughtfully arranged to provide a variety of outdoor spaces to enjoy. Steps lead down from the house to a generous patio area, offering the perfect setting for outdoor dining and seating. Beyond, a lawned garden provides space for children to play or keen gardeners to enjoy, while to the rear of the garden a further seating area creates an ideal spot for relaxing and entertaining in the warmer months.

welcome to

Mayfield Road, Ashbourne

- Three-bedroom property
- Spacious lounge
- Fitted kitchen
- Enclosed rear garden
-

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

£250,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
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