



**The Green Road, Ashbourne DE6 1ED**

**welcome to**

## **The Green Road, Ashbourne**

23 Green Road, Ashbourne is a three-bedroom mid-terrace house in a convenient location close to the town centre. The property offers comfortable living space featuring characteristics from the original décor and benefits from a large rear garden.



## **Entrance Hall**

The entrance hall is bright and full of character, featuring part-panelled walls and an original floor, creating a welcoming first impression to the home.

## **Lounge**

13' 5" x 11' 8" ( 4.09m x 3.56m )

Into the lounge is a bright and welcoming space featuring a bay window that allows plenty of natural light. A feature fireplace, complemented by original wooden flooring. Additional features include a radiator, ceiling light and decorative coving, adding to the room's character and charm.

## **Dining Room**

12' 11" x 11' 8" ( 3.94m x 3.56m )

The dining room features a window to the rear, allowing natural light into the space. It includes two radiators, a lino floor with a wood-effect finish, and offers a practical area ideal for family dining or entertaining.

## **Kitchen**

9' 1" x 7' 10" ( 2.77m x 2.39m )

The kitchen is fitted with a lino floor and ceiling light also includes a sink with mixer tap and space for a washing machine. It is equipped with an electric Smeg hob and Hotpoint oven, and benefits from a large walk-in pantry providing space for a fridge freezer. A side window provides natural light, with a door offering direct access to the rear garden.

## **Landing**

The landing provides access to the first-floor rooms with carpeted floor throughout and includes a useful storage/ linen cupboard.

## **Bedroom One**

13' 2" x 12' 11" ( 4.01m x 3.94m )

Bedroom one is a generously proportioned room, featuring a rear-facing double-glazed window that fills the space with natural light. It benefits from a radiator, soft carpeted flooring, and a ceiling light, creating a comfortable and inviting retreat.

## **Bedroom Two**

13' x 11' 11" ( 3.96m x 3.63m )

Bedroom two is another spacious room, featuring a double-glazed sash window to the front, a carpeted floor, and a radiator, offering a bright and comfortable space.

## **Bedroom Three**

10' x 6' 8" ( 3.05m x 2.03m )

The third bedroom is a versatile space, ideal as a bedroom or home office, featuring a radiator and a double-glazed sash window to the front, providing light and comfort.

## **Additional Space**

6' 9" x 5' ( 2.06m x 1.52m )

Flexible space, perfect for use as an office, drying room, or hobby room, and features a side-facing window for natural light.

## **Bathroom**

The bathroom features a bath with an electric shower over, a WC, and a sink. A frosted window to the rear provides natural light and privacy, complemented by wooden flooring for a warm, classic feel.

## **Outside**

To the rear the property benefits from a large, tiered garden. The first tier features a paved area ideal for seating and storage space and toilet, then onto the second tier up 5 steps this features a lawned section and second paved area provides additional seating then ample spaces for planting, creating a versatile and private outdoor space. To the front of the property a lawned area.

## **Agents Notes**

This property has right of Access for four properties. We understand that the property is Flying Freehold, your conveyancer will take the steps to advise you



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welcome to

## The Green Road, Ashbourne

- Three-bedroom mid-terrace house.
- Large Rear Garden.
- A feature fireplace, complemented by original wooden flooring.
- Within easy walking distance of Ashbourne town centre.
- Ideal for families, first-time buyers or investors.

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

# £290,000



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Property Ref:  
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