



**Wallash, Mayfield Ashbourne DE6 2JZ**

**welcome to**

**Wallash, Mayfield Ashbourne**

A well located three bedroom end terraced home positioned close to local amenities, green spaces and convenient transport links. Wallash offers a pleasant residential setting with a strong community feel, making this an appealing choice for buyers seeking both comfort and accessibility.



### **Entrance Hall**

A practical entrance hall with a handy understairs cupboard, fitted coat hooks, radiator, tiled flooring and additional storage. A door opens through to the conservatory, providing further utility space.

### **Lounge**

17' 10" x 15' 11" ( 5.44m x 4.85m )

A bright and comfortable lounge featuring two front facing windows that provide excellent natural light. The room includes access to the first floor stairs, stylish wood grained laminate flooring, ceiling feature light, exposed beams and a large open sandstone fireplace containing a multi fuel wood burner, creating a warm and functional living space.

### **Kitchen**

13' 3" x 8' 10" ( 4.04m x 2.69m )

A well appointed kitchen fitted with a stainless-steel sink and mixer tap, gas hob and electric fan oven. The space features a practical tiled floor, a rear facing window, and designated areas for a washing machine and fridge freezer. Additional highlights include a side radiator, a range of wall hung and base units, and modern spot lighting for a bright, functional finish.

### **Conservatory**

12' 7" x 7' 5" ( 3.84m x 2.26m )

A bright and versatile lean to conservatory featuring paved floor, large rear windows that draw in plenty of natural light, and patio doors opening directly to the garden. A practical additional space ideal for everyday use and storage.

### **Landing**

A neat and naturally lit landing with a carpeted floor and a side window providing additional light, offering access to the first floor rooms.

### **Bedroom One**

12' 5" x 10' 10" ( 3.78m x 3.30m )

A well proportioned main bedroom featuring a rear facing window, radiator and carpeted flooring. The room includes practical built in wardrobes and

cupboards and a central ceiling light, offering a comfortable and functional space.

### **Bedroom Two**

13' 5" x 8' 2" ( 4.09m x 2.49m )

A bright second bedroom with a front facing window, exposed wooden beam, ceiling light and a radiator. The room features carpeted flooring, fitted wardrobes and convenient loft access, making it a practical and characterful space.

### **Bedroom Three**

9' 3" x 7' 2" ( 2.82m x 2.18m )

A practical third bedroom with a front facing window, radiator and carpeted flooring. The room includes a central ceiling light along with built in shelving and desk, making it ideal as a bedroom, study or hobby space.

### **Bathroom**

A well equipped bathroom featuring a rear facing window, radiator and useful cupboard. The space includes a tiled floor, a bath with mains shower over, WC, hand wash basin with vanity unit, and a central ceiling light for a clean and practical finish. This room also benefits from a light tunnel offering additional natural light.

### **Exterior/Garden**

A well kept rear garden featuring a side pathway leading from the house to the far end, with a grassed area providing useful outdoor space. At the very rear is an area with a shed, offering practical storage potential.

A dedicated off road parking space positioned adjacent to the property, providing convenient and secure off street parking for residents.



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## Wallash, Mayfield Ashbourne

- Three Bedrooms.
- Allocated Parking.
- Character property.
- Rear Garden.
- 

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in the region of  
**£240,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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