



Park Avenue, Ashbourne DE6 1GB

welcome to

Park Avenue, Ashbourne

A three-bedroom mid-terraced home on Park Avenue in Ashbourne, ideally located within easy reach of town centre, local schools and amenities. Perfect for first time buyers or family accommodation.



Lounge

16' 10" x 11' 5" (5.13m x 3.48m)

A spacious dual-aspect lounge featuring windows to the front and rear, allowing plenty of natural light. The room is finished with carpet flooring, ceiling light and includes a radiator. A focal point electric fire is fitted, with the option for gas or open fire available.

Dining Room

11' 5" x 9' 7" (3.48m x 2.92m)

Bright dining room with a window to the front aspect. The room features laminate flooring, ceiling light and a radiator, creating a practical and comfortable space for family meals and entertaining.

Kitchen

14' 7" x 6' 9" (4.45m x 2.06m)

Fitted kitchen comprising a range of wall and base units with complementary work surfaces. There is a stainless-steel sink with mixer tap and drainer beneath a rear facing window. The kitchen also benefits from a gas hob with extractor over and Indesit gas oven and grill. Additional features include useful under-stairs storage cupboard, offering storage space, strip light and laminate flooring.

Wet Room / Wc

A practical wet room fitted with a WC, wash hand basin and shower area, designed easy for maintenance and accessibility. A privacy window to the side provides natural ventilation, while a rear-facing door offers direct access to the garden for added convenience.

Landing

A light landing area with a large window to the rear aspect, carpeted floor, ceiling light, radiator and providing access to the loft.

Bedroom One

13' 5" x 11' 1" (4.09m x 3.38m)

Bedroom one is a well-proportioned double room with a window to the front. The room benefits from a radiator, carpeted flooring, ceiling light and includes a built-in storage cupboard housing the boiler.

Bedroom Two

11' 2" x 8' 4" (3.40m x 2.54m)

Bedroom two is a comfortable double room with a window to the front. It also features carpeted flooring, ceiling light and a built-in storage cupboard for added convenience.

Bedroom Three

8' 5" x 8' 3" (2.57m x 2.51m)

Bedroom three is a versatile room with a rear-facing window, carpeted flooring, ceiling light, ideal for use as a single bedroom, nursery, or home office.

Bathroom

A well-equipped bathroom featuring a bath, shower cubicle with electric shower, WC, and hand wash basin. The room is finished with floor-ceiling tiling, lino flooring and radiator for warmth. A rear facing window provides natural ventilation.

Outside

To the front, the property benefits from off-road parking and practical approach with steps and a ramp leading up to the entrance. At the rear, the garden features a patio area immediately on exiting the property, with a small set of steps leading onto a path and a grassed area. Beyond this is a further patio space, ideal for seating or entertaining, with a shed providing additional storage.



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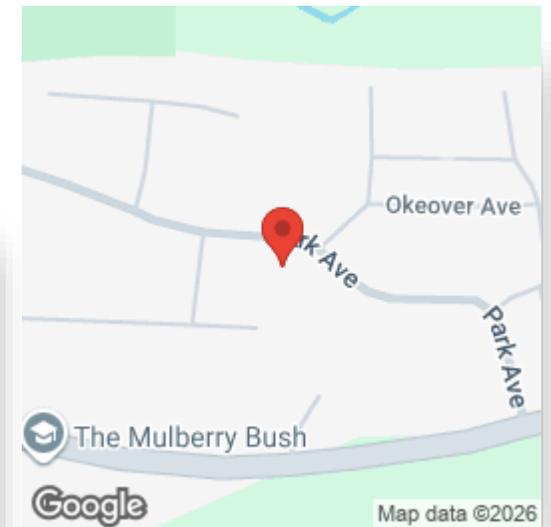
welcome to

Park Avenue, Ashbourne

- Three bedrooms.
- Ground floor wet room.
- Off-road parking.
- Well-proportioned rear garden.
-

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

£240,000



Please note the marker reflects the
postcode not the actual property

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