

Wyaston Road, Ashbourne, Derbyshire, DE6 1TX
£450,000





**** BEAUTIFULLY PRESENTED
FAMILY HOME **** Redrow
design four bedroom detached
property with a landscaped rear
garden. In brief the property
offers an entrance hall, lounge
with bay window, open plan
living and dining kitchen with
doors onto the garden. Utility
room and a guest cloakroom.
The first floor offers four good
size bedrooms, en suite shower
room and a family bathroom.

Drive and a single garage,
landscaped rear garden with
fitted pergola. INTERNAL
VIEWING HIGHLY
RECOMMENDED.



ENTRANCE HALL

Entrance door into the hallway with stairs to the first floor, radiator, under stairs storage cupboard and doors to -

LOUNGE

Upvc double glazed bay window to the front elevation and radiator.

OPEN PLAN LIVING KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric double oven and a gas hob with extractor hood, integrated fridge freezer and dishwasher, upvc double glazed window and double doors onto the garden and a radiator.

UTILITY ROOM

Fitted cupboards, work surface, sink and drainer unit, plumbing for a washing machine, space for a tumble dryer, radiator, door to the garden.

CLOAKROOM

Low flush wc, wash hand basin, upvc double glazed window and a radiator.

FIRST FLOOR LANDING

Loft access and airing cupboard, doors to -

BEDROOM 1

Built-in wardrobe with sliding mirror doors, upvc double glazed bay window to the front, radiator and a door to the en suite.



ABODE

EN SUITE

Enclosed shower, wash hand basin, low flush wc, radiator and upvc double glazed window.

BEDROOM 2

Upvc double glazed window and radiator.

BEDROOM 3

Upvc double glazed window and radiator.

BEDROOM 4

Upvc double glazed window and radiator.



ABODE





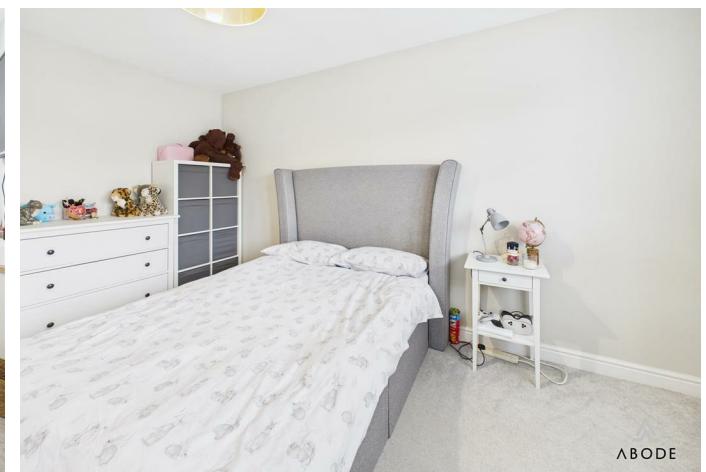
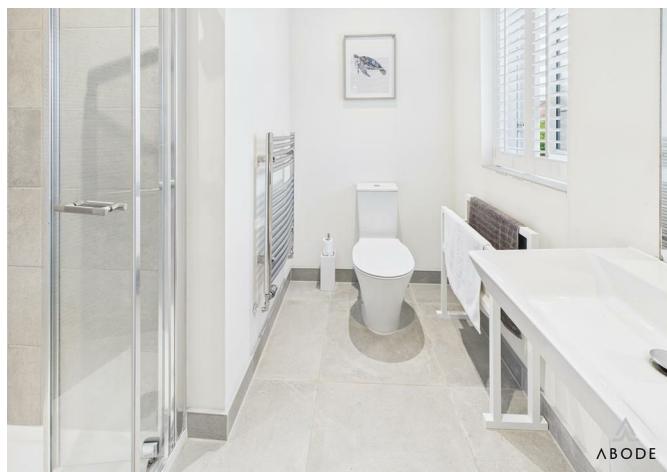
BATHROOM

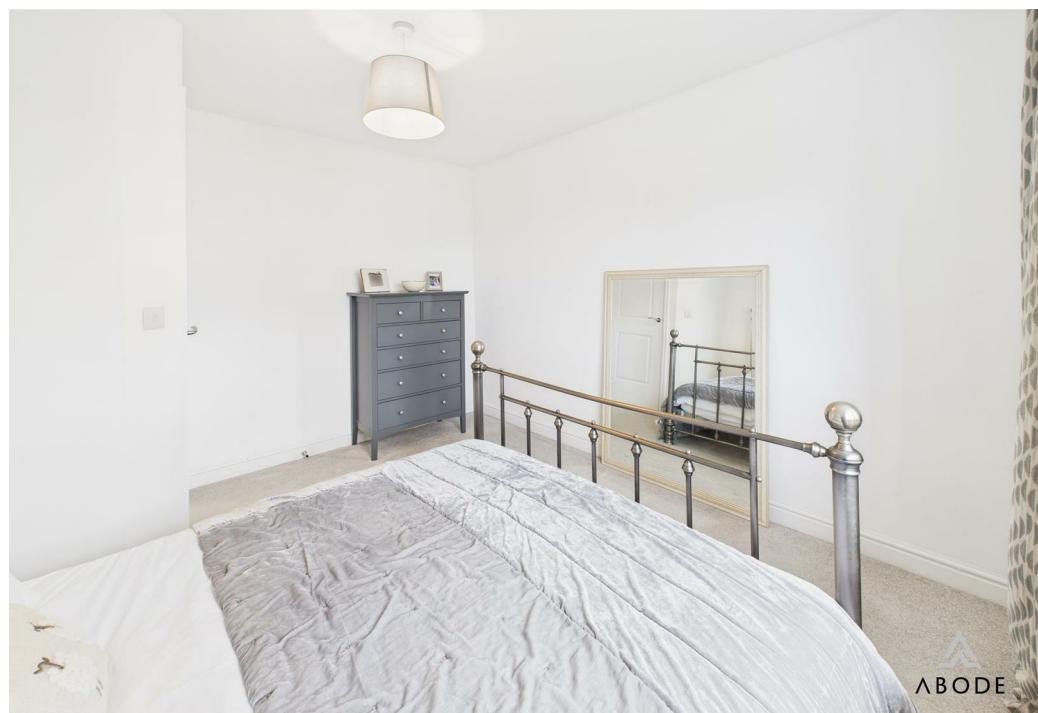
Panel enclosed bath with a shower and shower screen ,low flush wc, wash hand basin, radiator and upvc double glazed window.

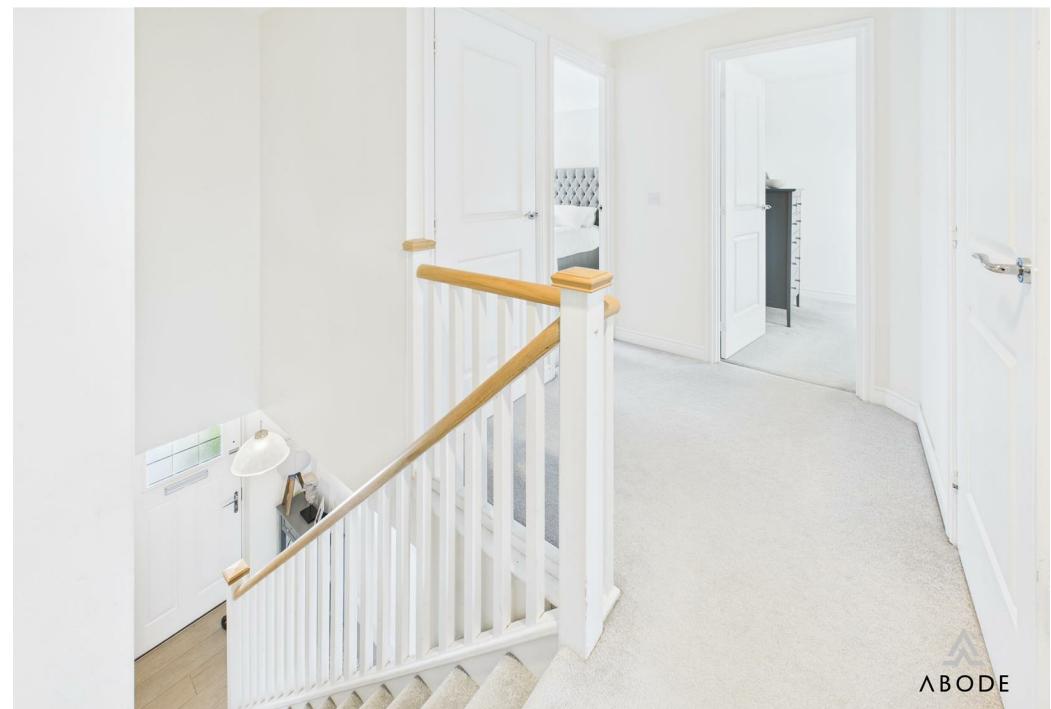
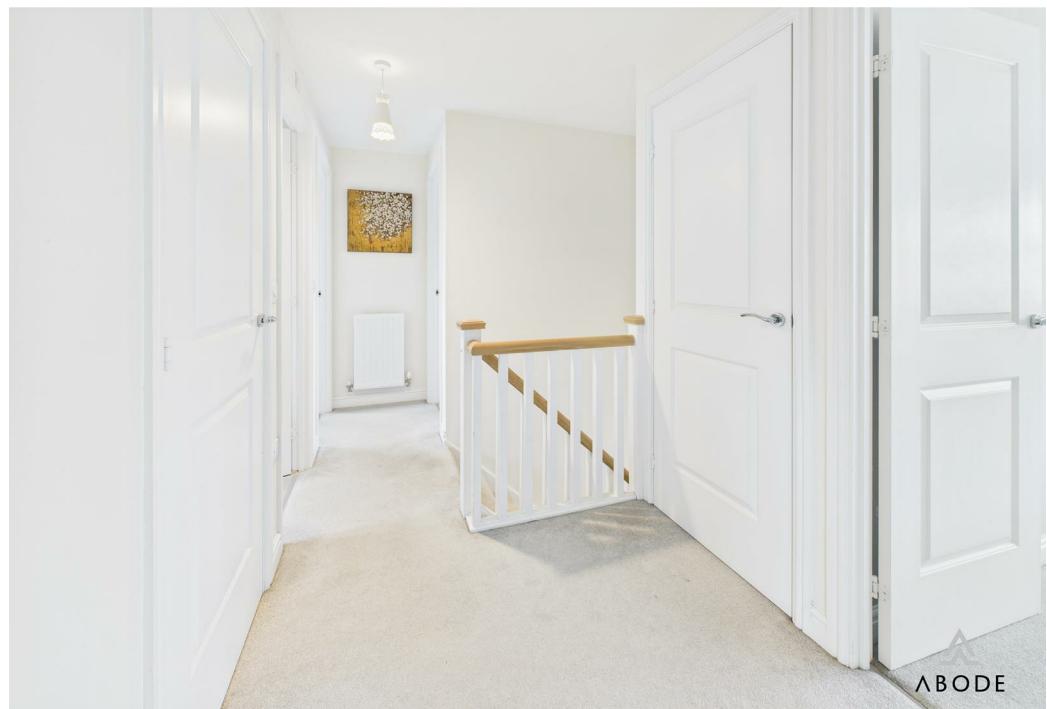
OUTSIDE

Front drive, single garage with up and over door. Side gated access to the enclosed rear garden offering a paved patio, lawn with established shrubs and plants. Fitted pergola currently housing a hot tub that is for sale by separate negotiation .





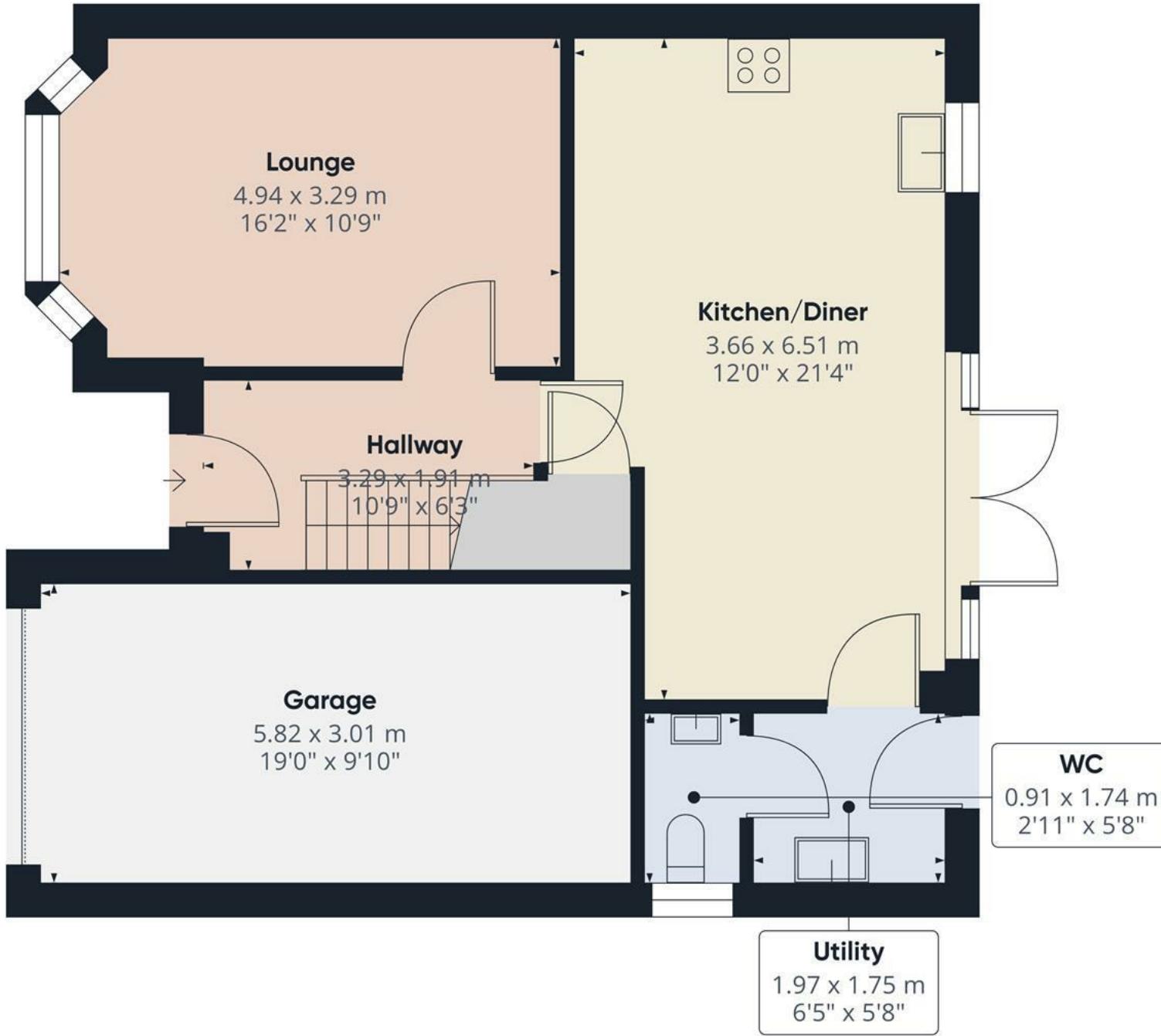








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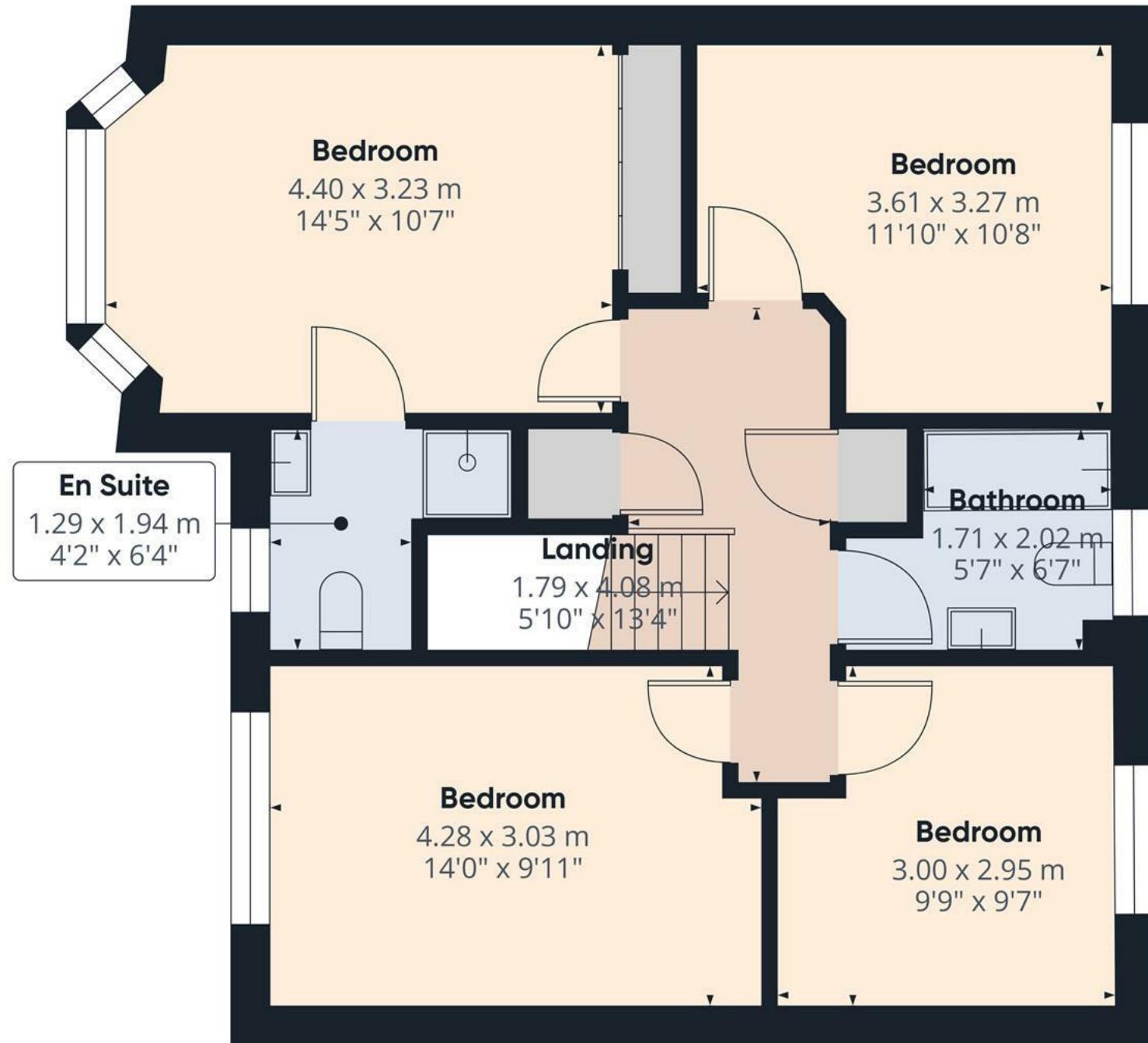
Approximate total area⁽¹⁾

68.9 m²
742 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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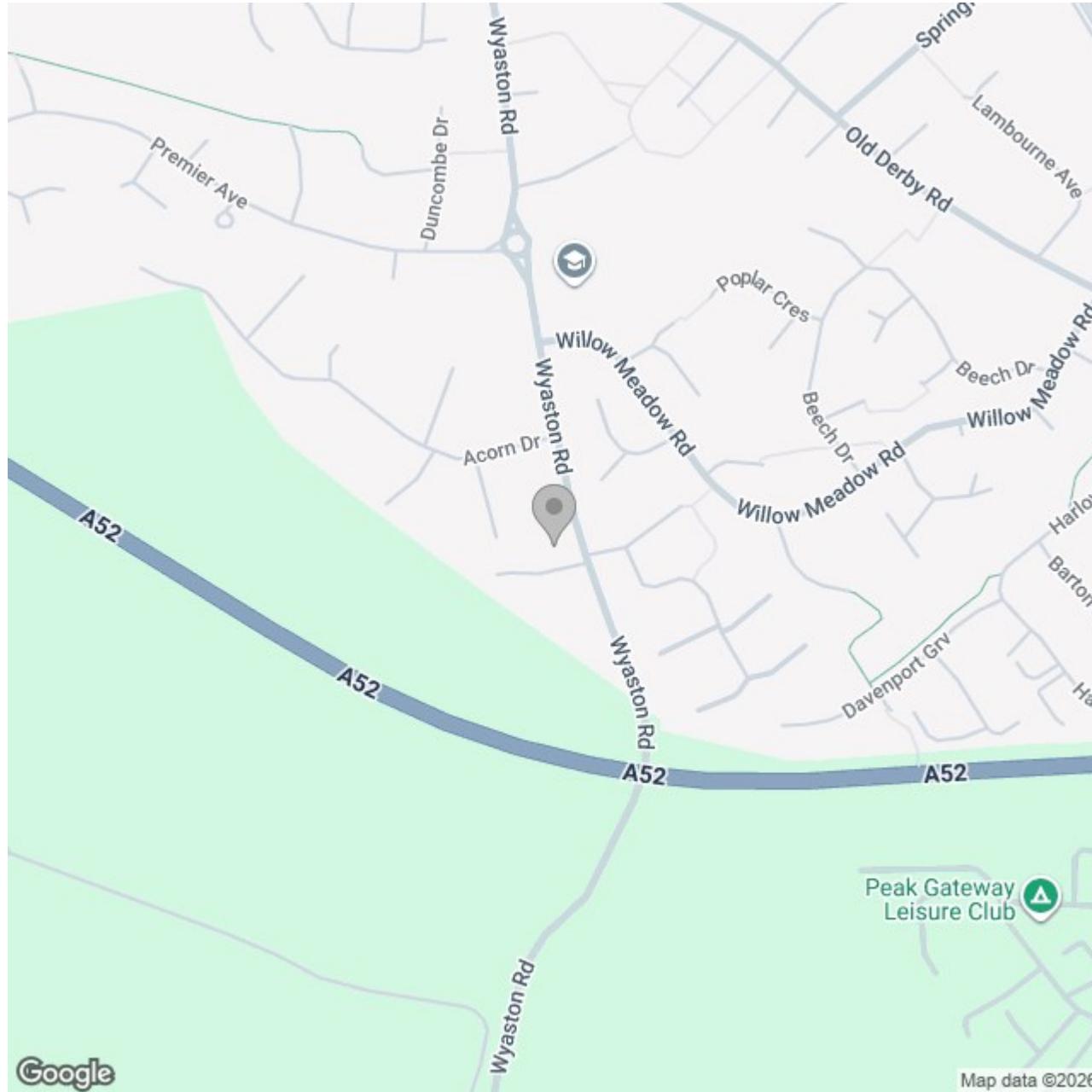


Approximate total area⁽¹⁾

60.5 m²
652 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	