Mayfield Avenue

Mayfield, Ashbourne, DE6 2JB

A well-presented three-bedroom traditional semi-detached property situated in a sought-after location, offering practical and comfortable accommodation suitable for first-time buyers or young families.

Offers In Excess Of £250,000

John German

A well-presented three-bedroom traditional semi-detached property situated in a sought-after location, offering practical and comfortable accommodation suitable for first-time buyers or young families. The property includes a living room, kitchen, conservatory, utility space and bathroom, along with three bedrooms. Full fibre is connected directly to the property, providing reliable high-speed internet and making the home particularly suitable for home working.

Externally, the property benefits from a large driveway providing ample off-street parking. To the rear is a spacious and well-presented garden, offering plenty of room for outdoor seating, children's play or general family use. With generous outside space, useful additional accommodation and a popular residential setting, this property provides a practical opportunity for buyers looking for a well-rounded family home.

A composite entrance door opens into the reception hallway, where there is a staircase to the first floor with useful understairs storage. Doors lead to the living room and dining kitchen, and there is also a cupboard housing the electric meter and consumer unit.

The dining kitchen has tiled flooring and a range of rolled-edge work surfaces incorporating a 1 ½ ceramic sink with adjacent drainer and chrome mixer tap. Tiled splashbacks complement a range of base cupboards and drawers, together with matching wall-mounted units. Integrated appliances include a dishwasher, electric double oven with fan-assisted oven and grill, and a four-ring gas hob with extractor above. There is also space for an American-style fridge freezer, while a door leads through to the conservatory.

The conservatory provides a useful and versatile additional living space, with tiled flooring, UPVC windows and a door giving access to the rear garden. A further door leads into the utility/guest cloakroom, which has continued tiled flooring, a low-level WC, built-in shelving and appliance space with plumbing for a washing machine and separate tumble dryer.

The living room is a spacious reception room with a bay window in UPVC frames overlooking the front of the property. A raised inset log burner with stone hearth provides a focal point to the room.

The first-floor landing has loft access and doors leading to the three bedrooms and bathroom.

The principal bedroom is a spacious double room with fitted mirrored sliding-door wardrobes and built-in shelving. Bedroom two is also a well-proportioned double bedroom.

Bedroom three is a single bedroom with a useful over-stairs storage cupboard housing the recently fitted Worcester combination boiler.

The bathroom is fitted with a white suite comprising a pedestal wash hand basin, low-level WC and P-shaped bath with chrome mixer tap and handheld shower attachment, together with a separate electric shower.

To the front of the property is a spacious double driveway providing ample off-street parking for multiple vehicles.

To the rear is a well-presented garden with a patio seating area and covered timber section, leading onto a lawned garden. A large timber shed is positioned at the foot of the garden, with timber fencing forming the boundaries.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Off-street parking
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Full Fibre - See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/30092026
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

John German

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Agents' Notes

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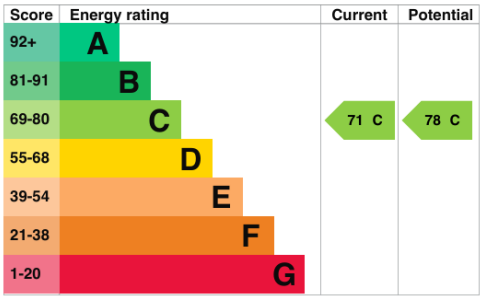

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