





North Leys,ASHBOURNE DE6 1DQ

bagshaws residential

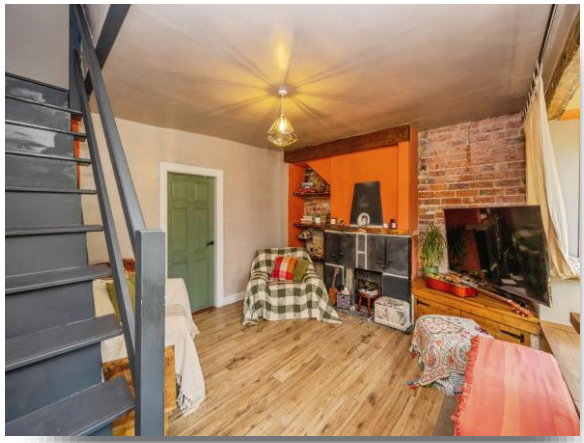
welcome to

North Leys, ASHBOURNE

Situated in the popular North Leys area of Ashbourne, this two-bedroom terraced character property benefits from an allocated parking space and rear garden. The accommodation includes a lounge, kitchen and bathroom, with local amenities and Ashbourne town centre within easy reach.













Entrance Porch
A small entrance porch featuring slate tiled flooring, a fitted bench seat, and windows to either side of the entrance door, creating a bright and welcoming first impression.

Lounge
14' 3" x 12' (4.34m x 3.66m)
A cosy and characterful lounge with a bay window to the front elevation incorporating a useful storage seat. The room features laminate flooring, a ceiling light point, radiator, and stairs rising to the first floor. A part-brick feature wall with exposed wooden beam adds charm and character, complemented by an original fireplace creating an attractive focal point to the room.

Kitchen
14' 3" x 6' 8" (4.34m x 2.03m)
Fitted with a range of wall and base units with wooden work surfaces and tiled splashbacks. The kitchen features slate tiled flooring, a built-in oven with gas hob and extractor hood over, together with space for a washing machine, tumble dryer and fridge freezer. A window to the rear elevation provides natural light.

Rear Porch
With slate tiled flooring and windows surrounding, this useful rear porch enjoys plenty of natural light and provides access to the rear garden.

Bedroom One
14' 3" x 10' 6" (4.34m x 3.20m)
A good-sized double bedroom with a window to the front elevation with views over the town, fitted carpet, radiator, ceiling light point and built-in storage. The room provides comfortable accommodation with space for a range of bedroom furniture.

Bedroom Two
9' x 6' 6" (2.74m x 1.98m)
A versatile room with a window to the rear elevation, laminate flooring, radiator and ceiling light point.

Currently used as a home office, the room would also make an ideal nursery, dressing room or occasional bedroom.

Bathroom
Fitted with a three-piece suite comprising a walk-in shower, wash hand basin and low-level W.C. Complemented by tiled walls and flooring, heated towel radiator and window to the rear elevation.

Garden/Exterior
The property is approached via a pathway and steps leading to the front entrance, with the added benefit of an allocated parking space nearby.

To the rear, the garden has been thoughtfully arranged to create an attractive outdoor space. A paved patio area leads onto a gravelled pathway bordered by planted beds, which in turn leads across a small bridge over a pond. Beyond is a decked seating area featuring a hot tub and a garden cabin, providing an ideal space for relaxation and outdoor entertaining.

Agents Note
Please be aware that this property has a private right of way to the front and rear.

welcome to

North Leys, ASHBOURNE

- Two-bedroom terraced character property.
- Enclosed rear garden.
- Allocated parking space.
- Lovely views over town.
- Chain Free

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

offers in the region of

£190,000









Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/ABN106863

The Property Ombudsman

Property Ref:
ABN106863 - 0004

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