



**Pine Croft,ASHBOURNE DE6 1HS**

**welcome to**

**Pine Croft, ASHBOURNE**

Perfectly suited to first-time buyers or investors, this well-presented two-bedroom home on Pine Croft, Ashbourne offers a blend of comfort, practicality, and modern touches within easy reach of the town centre and countryside.



### **Entrance Porch**

The entrance porch serves as a practical and welcoming space for coats, shoes, and everyday storage.

### **Lounge**

16' 7" x 12' 10" ( 5.05m x 3.91m )

Stepping into the lounge, you will find a welcoming space featuring exposed brickwork with a charming log burner creating a cosy focal point for the lounge. This room also features a front facing window that offers plenty of natural light and radiator making this the perfect area to relax or entertain.

### **Kitchen**

12' 1" x 9' 1" ( 3.68m x 2.77m )

The kitchen is stylish, well-lit, and well-equipped designed with wood-effect flooring, a four-ring induction hob, electric oven with extractor, splash-back, and window and rear door leading to the garden. A fridge-freezer, breakfast bar, wall-mounted radiator, and ample storage with contemporary units also home to the boiler, providing functionality and style in equal measure.

### **Bedroom One**

12' 2" x 9' 2" ( 3.71m x 2.79m )

Bedroom One is a comfortable double room, featuring two rear-facing windows, radiator, carpeted floor adds a soft, cosy feel underfoot-creating a relaxing retreat within the home.

### **Bedroom Two**

12' x 7' ( 3.66m x 2.13m )

Bedroom Two is a versatile and inviting space, ideal for use as a home office. A front-facing window allows natural light to fill the room also featured a radiator, carpeted flooring.

### **Bathroom**

The bathroom is modern and tastefully finished, featuring a mains-fed waterfall shower over the bath, a WC, and a wash basin with contemporary fittings. A chrome towel radiator and spot lighting add a stylish, high-quality touch, while useful over-stairs

storage provides practicality and convenience.

### **Outside**

The outside area offers excellent space and practicality, featuring a driveway at the front providing convenient off-road parking. To the rear, the garden is part decked and part Indian sandstone patio, creating ideal areas for outdoor dining and relaxation. It is enclosed by a high fence for privacy and includes planted borders, a log store, and a garden shed, a well-kept and low-maintenance outdoor space.



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## Pine Croft, ASHBOURNE

- Perfect for First time buyer or investors
- Mid-terraced Home
- Sought after location.
- Log burner and exposed brick surround.
- Driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £190,000



Please note the marker reflects the postcode not the actual property

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