





**** FULLY MODERNISED 3/4
BEDROOM BARN CONVERSION
WILL PLENTY OF VERSATILE
ACCOMMODATION **** Located in
the highly regarded village of
Ednaston just outside the historic
market town of Ashbourne. In brief
the barn offers a hall with guest
cloakroom, refitted kitchen with
Quartz work surfaces, lounge with
bifold doors onto the garden and a
refitted bathroom. Also on the
ground floor are 3 further rooms
currently used as a dining room
and two double bedrooms. The
first floor offers a bathroom and
three rooms currently used as two
double bedrooms and a games
room. Enclosed courtyard garden
and parking. OFFERED WITH NO
UPWARD CHAIN.



ABODE
SALES & LETTINGS

HALL

Entrance door into the hall with two double glazed windows, radiator, Karndean flooring and stairs to the first floor.

CLOAKROOM

Low flush wc, wash hand basin, radiator and Karndean flooring.

KITCHEN

12'6 x 8'5

High gloss fitted units with wall mounted, base and drawer units and a sink and drainer unit with mixer tap. Quartz work surfaces, fitted electric double oven and a gas hob with extractor hood. Plumbing and space for a washing machine and dishwasher, space for a fridge freezer and tumble dryer. Double glazed window, Karndean flooring and a radiator.

LOUNGE

16'8 x 12'11

Feature exposed brick fireplace with a tiled hearth and open fire, double glazed window to the front and double glazed bifold doors onto the garden, radiator, Karndean flooring and a door to the inner hall.

INNER HALL

Doors to -

BEDROOM

11'0 x 10'0

Double glazed window and radiator.



DINING ROOM/FAMILY ROOM

14'7 x 8'0

Versatile room currently used as a dining room with double glazed window, Karndean flooring and radiator.

BEDROOM/GARDEN ROOM

13'5 x 9'0

Currently used as a double bedroom with double glazed bifold doors onto the garden and a radiator.







BATHROOM

7'1 x 6'7

Refitted white comprising a panel enclosed Jacuzzi bath with a shower and shower screen. Low flush wc, vanity sink unit with wash hand basin and storage cupboard, double glazed window, Karndean flooring and a radiator.

FIRST FLOOR LANDING

Doors to -

BATHROOM

Low flush wc, wash hand basin, bath, chrome heated towel radiator and a skylight window.



BEDROOM/GAMES ROOM

12'5 x 9'8

Currently used as a games room with two skylight windows. Storage cupboards.

BEDROOM

14'11 x 14'8

Currently used as a double bedroom with double glazed window, radiator, storage cupboard and a door to -

BEDROOM

11'3 x 8'6

Currently used as a double bedroom with sky light window a radiator. Storage cupboards.



OUTSIDE

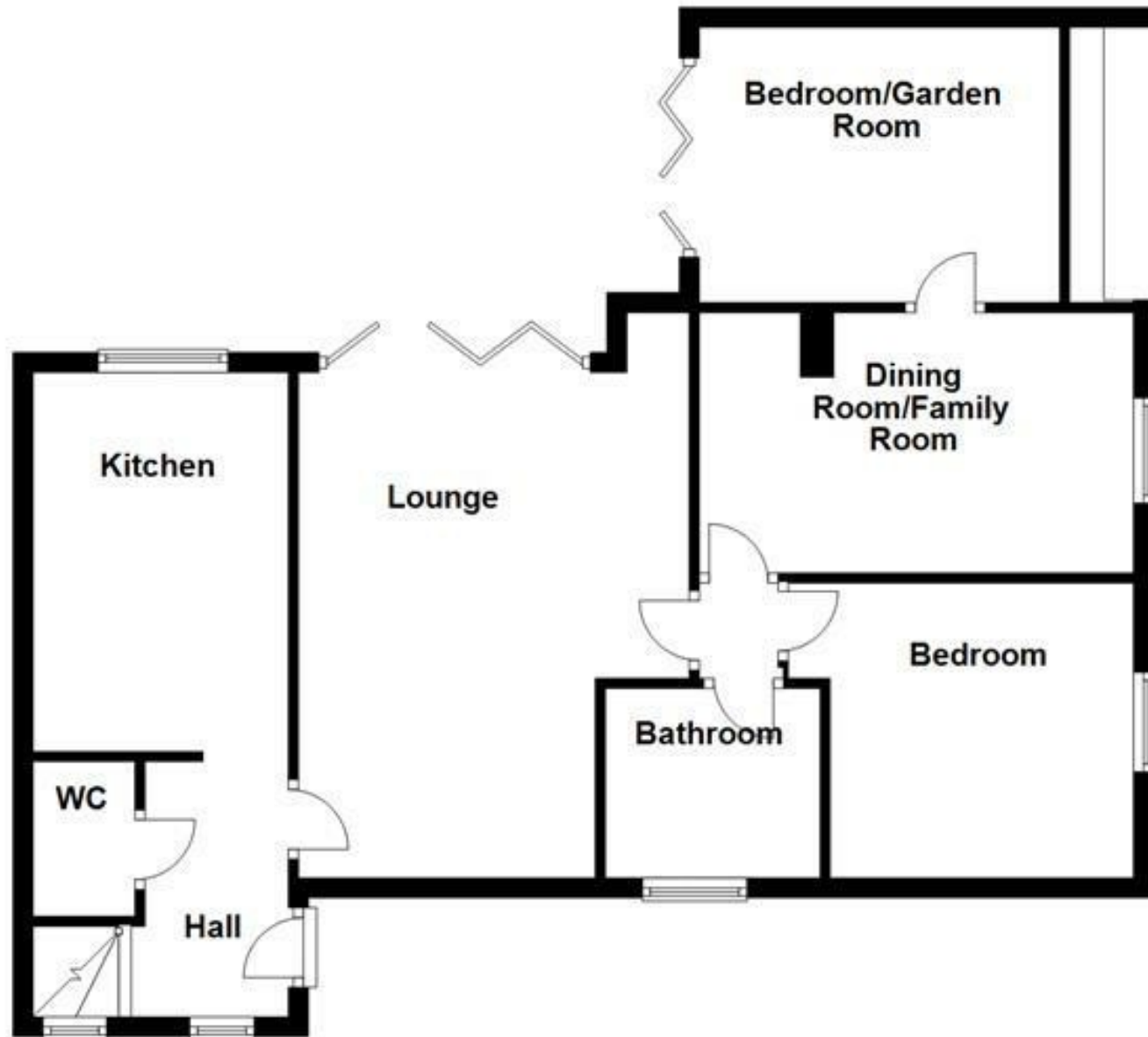
Southerly facing paved courtyard garden to the rear with fitted timber seating. The front offers a lawn area and parking and round to the side a parking space in front of the garage which is just the front of the former garage used for storage.







Ground Floor



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode
Anderson-Dixon, Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

First Floor

