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## Heather Marston Lane Doveridge, Ashbourne, DE6 5JR

**\*\*THREE BEDROOM DETACHED \*\*LOUNGE \*\*\* KITCHEN DINER \*\* ENSUITE TO MASTER \*\* FAMILY BATHROOM \*\***

The Heather is a distinctive, three-bedroom, detached family home with a stunning ground floor layout. Off the spacious hallway is a lounge complete with French doors that open onto the garden. Opposite the hallway lies the centrepiece of the Heather: an expansive kitchen and dining area that spans the full depth of the house. Featuring an attractive bay window, this welcoming space benefits from abundant natural light. Upstairs, the first floor is equally impressive. The landing leads to two bedrooms and a family bathroom, as well as a luxurious master suite with an en suite shower room. The Heather also benefits from a single garage.

\*Imagery used from previous showhomes and may include upgrades and extras not included as standard.

**Asking Price £345,000**

# Heather Marston Lane

Doveridge, Ashbourne, DE6 5JR



## Details

Entrance Hall

Cloakroom

Lounge

16'3" x 10'7" (4.97m x 3.23m)

Kitchen Diner

16'3" x 10'7" (max) (4.97m x 3.25m (max))

Landing

Master Bedroom

10'7" x 11'3" (3.23m x 3.45m)

## Ensuite

10'7" (max) x 6'7" (max) (3.23m (max) x 2.03m (max))

Bedroom Two

10'10" x 9'1" (3.31m x 2.77m )

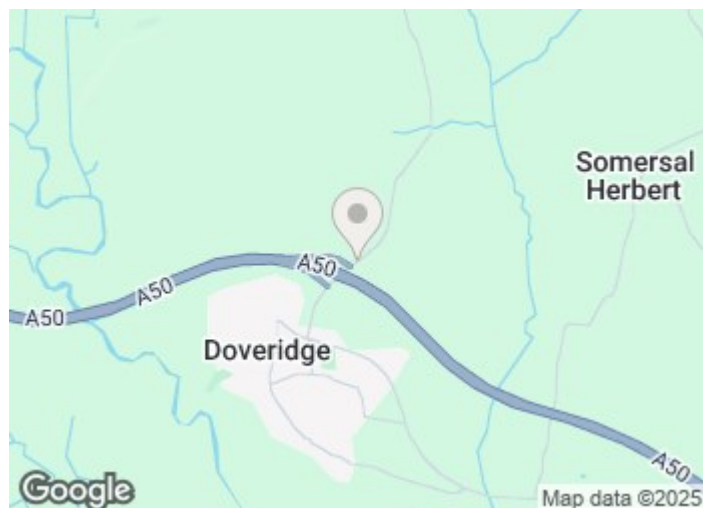
Bedroom Three

10'10" x 6'11" (3.31m x 2.11m )

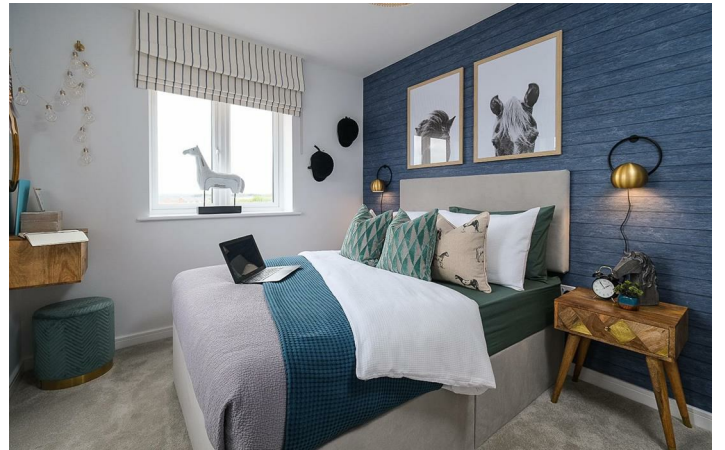
Bathroom

6'9" x 5'7" (2.08m x 1.71m )

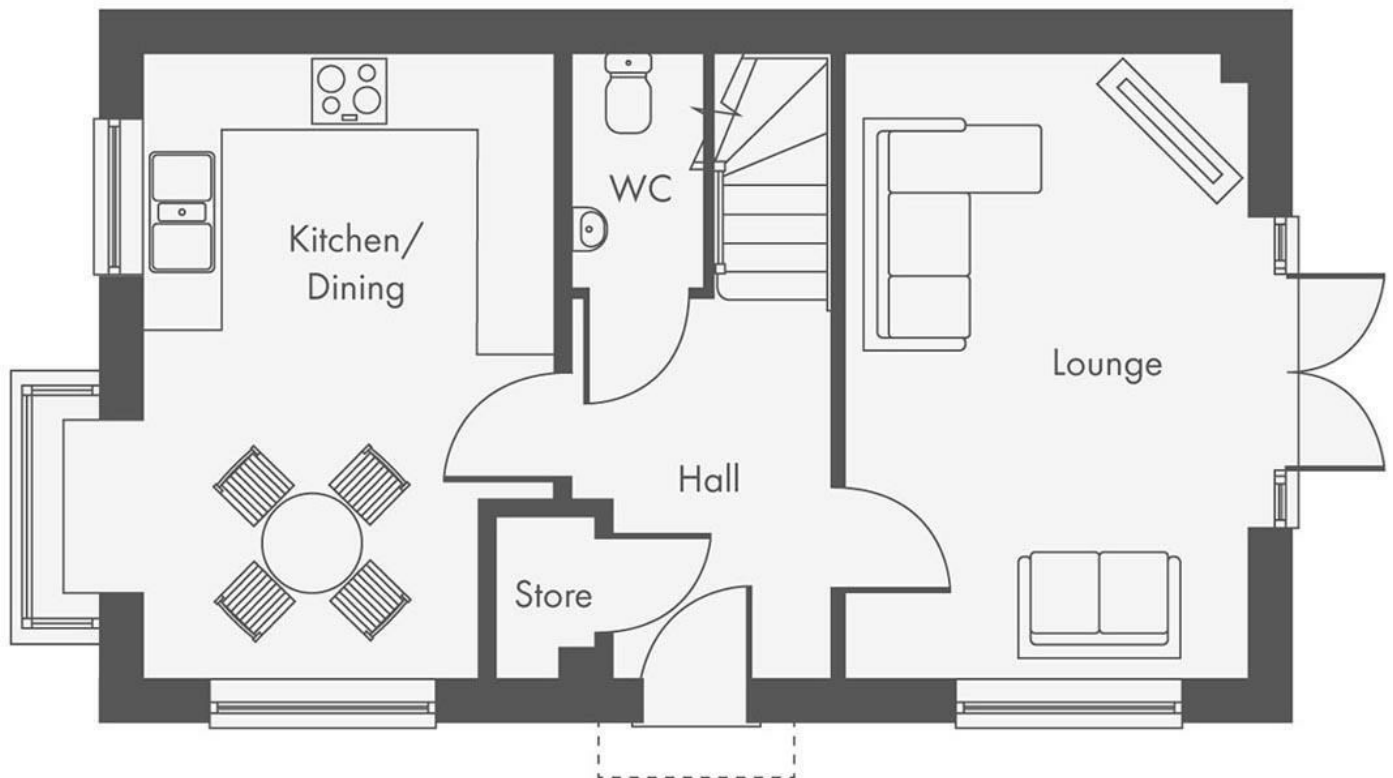
Single Garage



Directions



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  |         |           |
| EU Directive 2002/91/EC                     |         |           |