





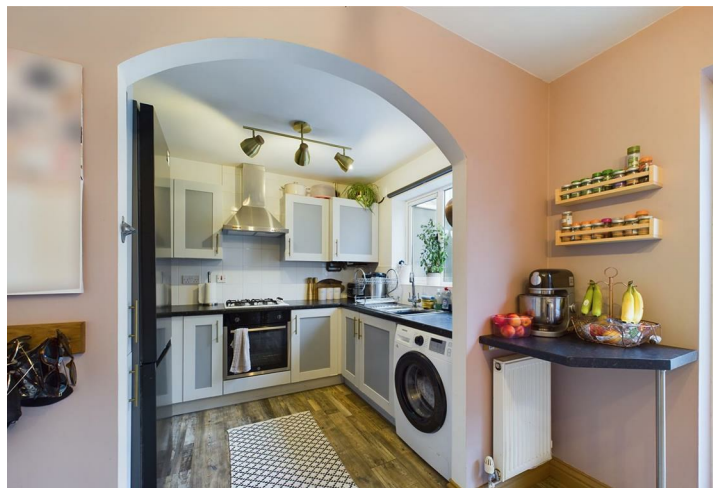


Abode are delighted to offer for sale this three bedroom, modern home ideally situated within close proximity to Ashbourne Town Centre, its shops, amenities and schools. Being located on the outskirts of town the property has great commuter links to Derby and Burton on Trent.

Boasting a private and enclosed rear garden, off road parking, and spacious accommodation, the property is ideal for first time buyers or buy to let investors.

In brief, the property comprises entrance hallway, WC, living room, kitchen, dining area and conservatory to the ground floor, and three bedrooms and a family bathroom to the first floor.

An early viewing is highly recommended to appreciate this lovely home!



**ABODE**  
SALES & LETTINGS



### Entrance Hall

UPVC door leading into the property, central heating radiator.

### Cloakroom/ WC

White suite comprising low level WC and wash hand basin with tiled splashback. Central heating radiator and UPVC double glazed window to the side elevation.

### Lounge

UPVC double glazed window to the front elevation, feature electric fire, central heating radiator and stairs leading up to the first floor.

### Kitchen

Base and eye level units with complimentary worktops, one and a half bowl sink with draining board, integrated gas hob with space for a cooker below and extractor hood above, space and plumbing for washing machine and free standing fridge freezer, partially tiled walls, UPVC double glazed window to the rear elevation, housing the combi boiler. Arch leading into:-

### Dining Area

Central heating radiator, UPVC patio doors leading into the conservatory.

### Conservatory

UPVC double glazed windows surrounding overlooking the garden, patio doors leading out into the garden. Currently utilised as a utility area with base level units and complimentary worktops, space for a washing machine, tumble dryer and fridge freezer.



### Landing

UPVC double glazed window to the side elevation, loft access, airing cupboard.

### Master Bedroom

UPVC double glazed window to the rear elevation, central heating radiator.

### Bedroom

UPVC double glazed window to the front elevation and central heating radiator.











### Bedroom

UPVC double glazed window to the rear elevation, central heating radiator. Currently used as a dressing room with built in wardrobes and table which can be purchased by separate negotiation.

### Bathroom

White bathroom suite comprising bath with splash screen and shower over, low level WC and wash hand basin. Tiled walls and flooring, central heating radiator, UPVC double glazed window to the front elevation.

### Attached Garage/ Shed

Available by separate negotiation- double doors to the front and single door to the rear, electric and lighting can be used via external sockets.

### Outside

Front garden laid to lawn and driveway providing off road parking and access to the attached wooden clad garage. Enclosed rear garden mainly laid to lawn with a paved patio seating area and feature pond. Shrub borders and ample space for a garden shed.















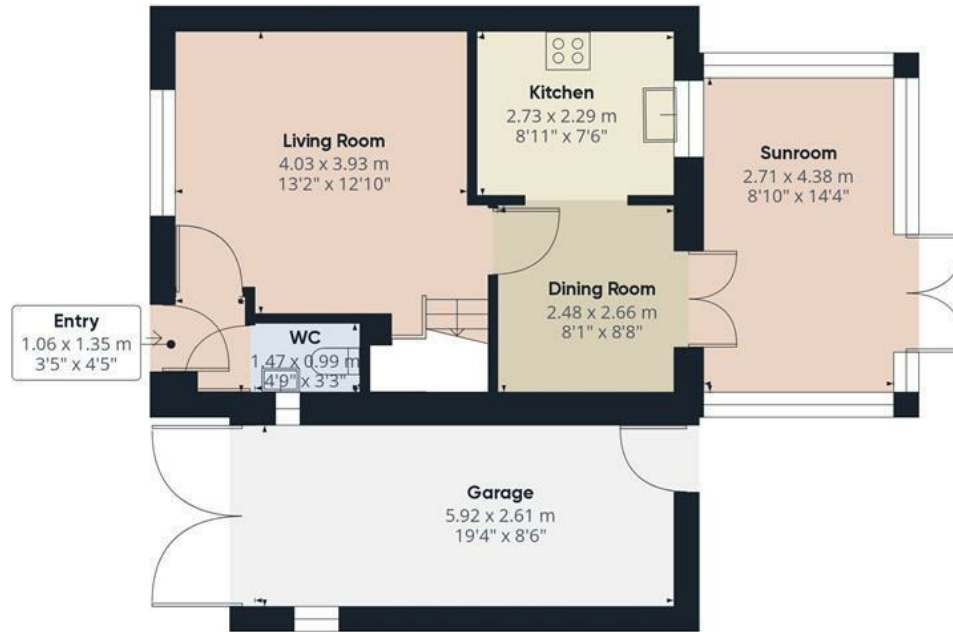




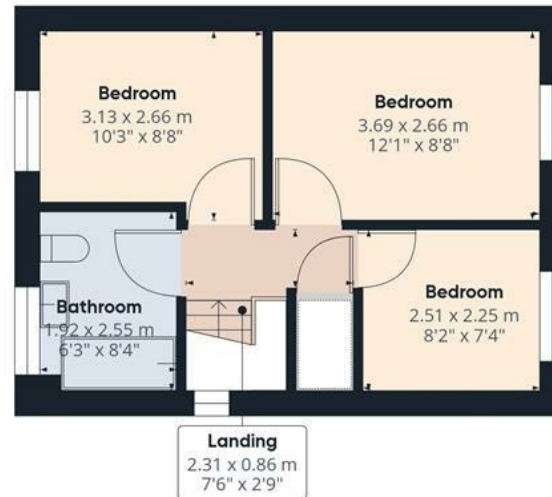








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

91.87 m<sup>2</sup>

988.88 ft<sup>2</sup>

**Reduced headroom**

0.02 m<sup>2</sup>

0.22 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

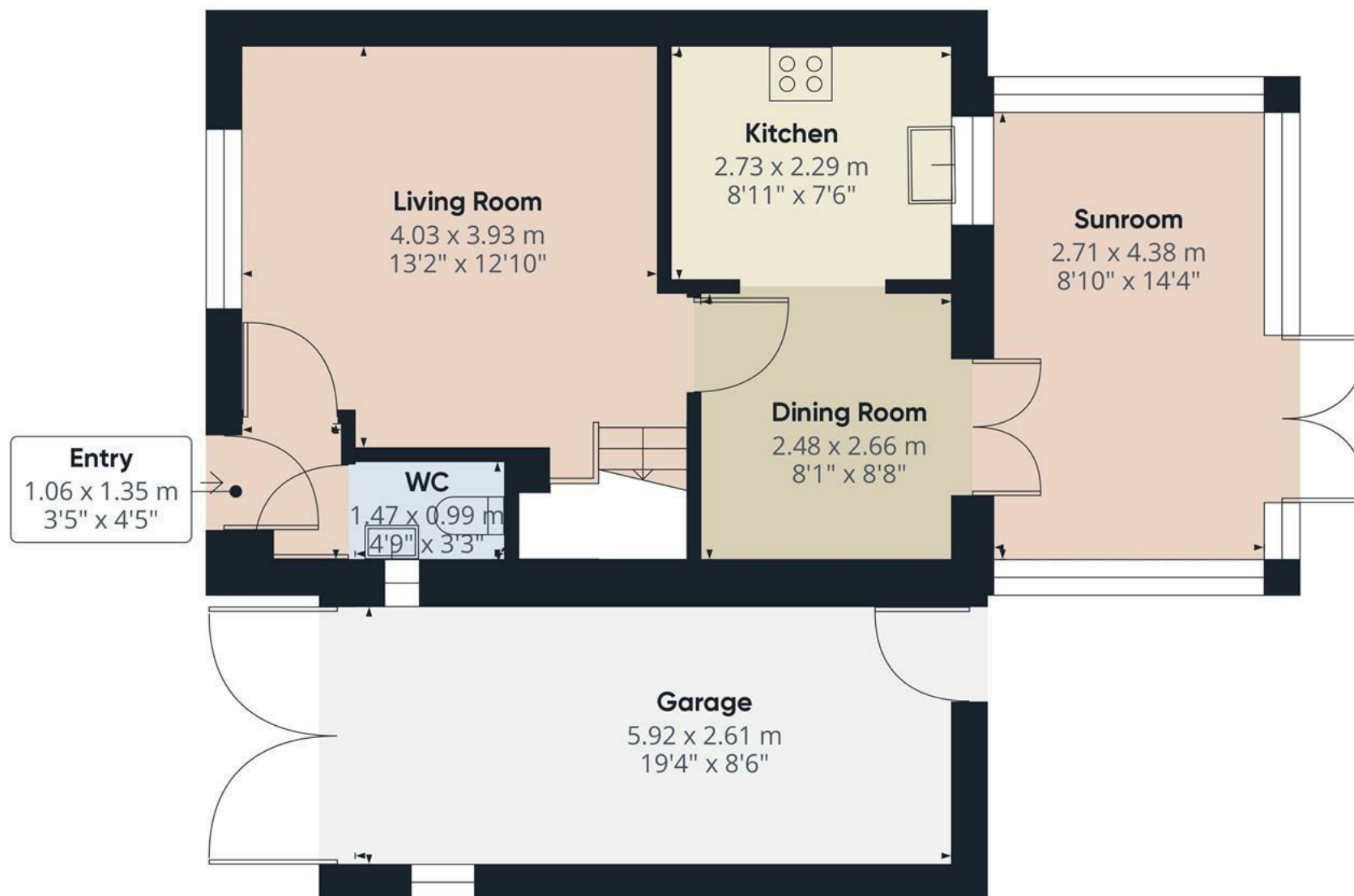
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





Floor 0

**Approximate total area<sup>(1)</sup>**

60.98 m<sup>2</sup>

656.38 ft<sup>2</sup>

**Reduced headroom**

0.02 m<sup>2</sup>

0.22 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

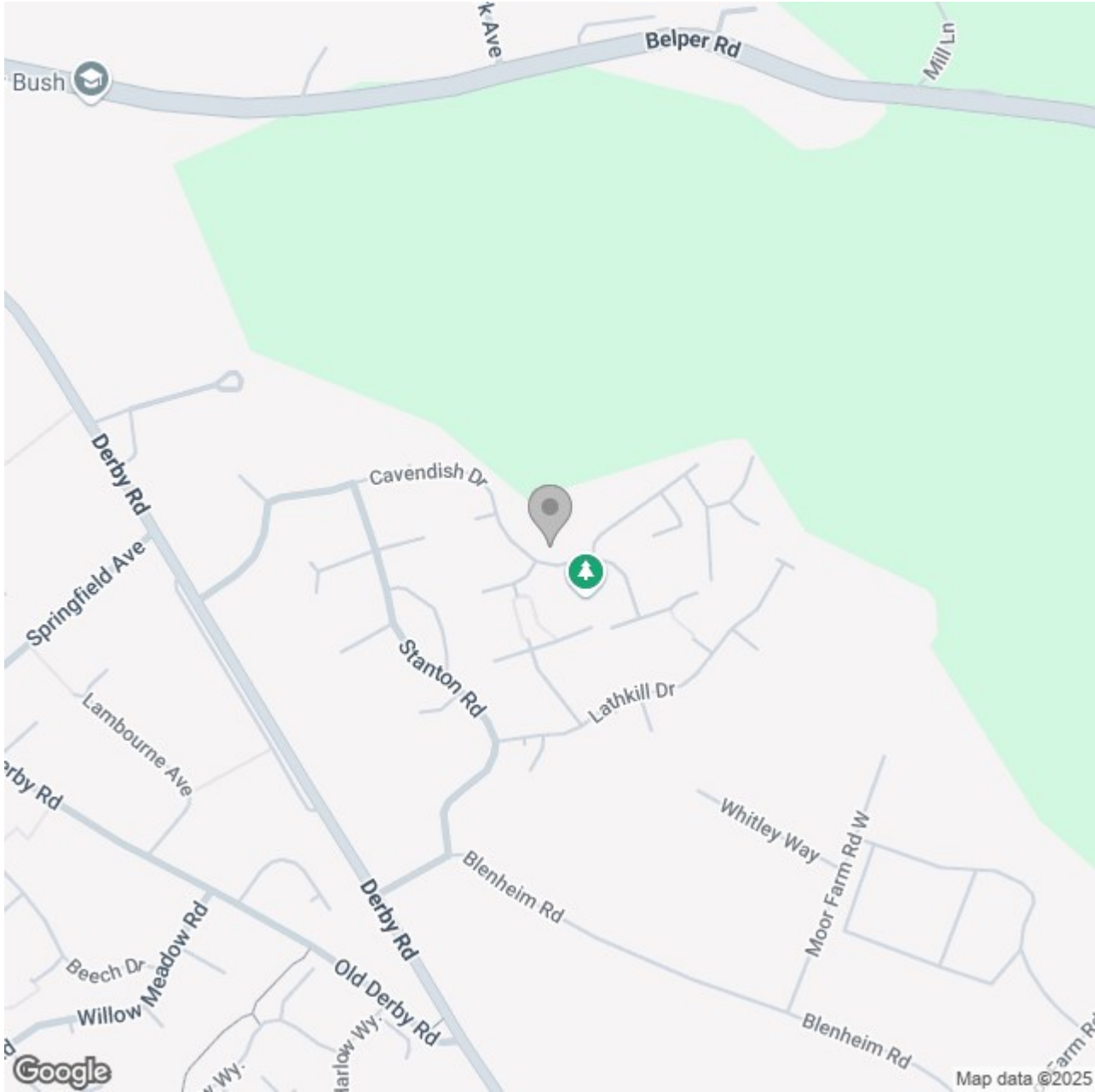
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**GIRAFFE360**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 