



## 37 Cavendish Drive , Ashbourne, DE6 1SR

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!

£260,000

# 37 Cavendish Drive

, Ashbourne, DE6 1SR



- Entrance Hall
- Cloakroom/ WC
- Lounge
- Kitchen
- Dining Area
- Conservatory
- Landing
- Master Bedroom
- Bedroom
- Bedroom
- Bathroom
- Attached Garage/ Shed
- Outside

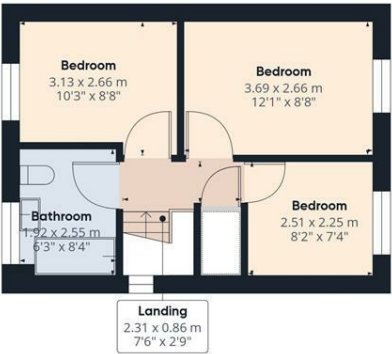
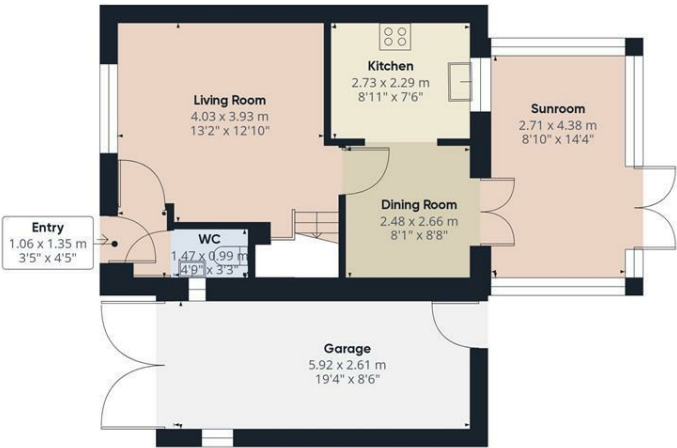


Directions





# Floor Plan



**Approximate total area<sup>®</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.

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