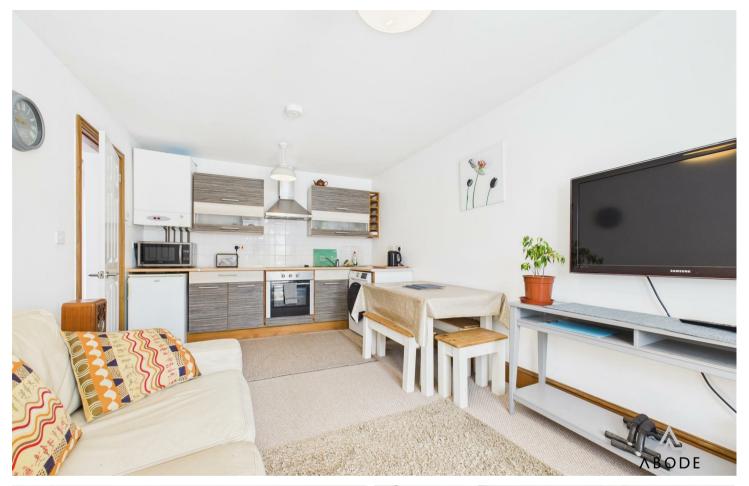




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Situated in the heart of Ashbourne, this charming low-maintenance home is perfect for those seeking a peaceful retirement lifestyle without the constraints of a purpose-built retirement complex. The property benefits from a private and gated drive entry, ensuring security and exclusivity, with convenient parking to the front. Within walking distance of local amenities, it offers an open-plan living kitchen diner with modern fittings, two well-sized bedrooms, and a stylish shower room. A rear courtyard provides a private outdoor retreat, making this an ideal home for easy, stress-free living.





### Hallway

With a UPVC double-glazed frosted front entry door leading into the hallway, featuring tiled flooring throughout. There is access to the loft space via a loft hatch, a smoke alarm, and internal doors leading to:

# Living/Dining Kitchen

With a UPVC double-glazed window to the rear elevation and a UPVC double-glazed door providing rear access. The open-plan living space includes a kitchen area fitted with a range of matching base and eye-level storage cupboards and drawers, wood-block effect roll-top preparation work surfaces, a stainless steel sink and drainer with a mixer tap, a four-ring electric hob with a matching extractor hood, an oven/grill, and space for freestanding undercounter white goods. Additionally, there is an electric central heating boiler, a central heating radiator, a TV aerial point, and an electrical consumer unit.

### Bedroom One

With a UPVC double-glazed window to the rear elevation and a central heating radiator.

### Bedroom Two

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

## Bathroom

Featuring a three-piece bathroom suite comprising a low-level WC with a continental flush, a bath unit with a shower over and a folding glass screen, a wash hand basin with a mixer tap, and complementary tiling on both the floor and walls. Additional features include a chrome heated towel



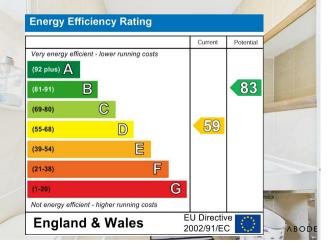
radiator, a UPVC double-glazed frosted glass window to the front elevation, and an extractor fan.

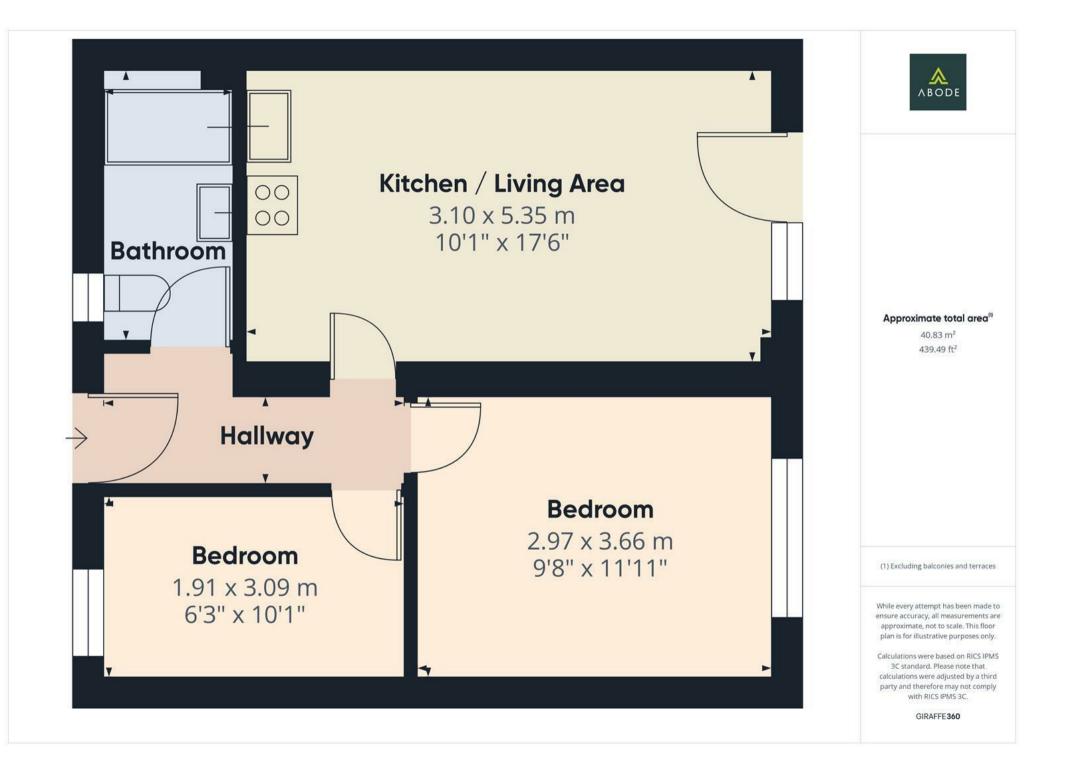


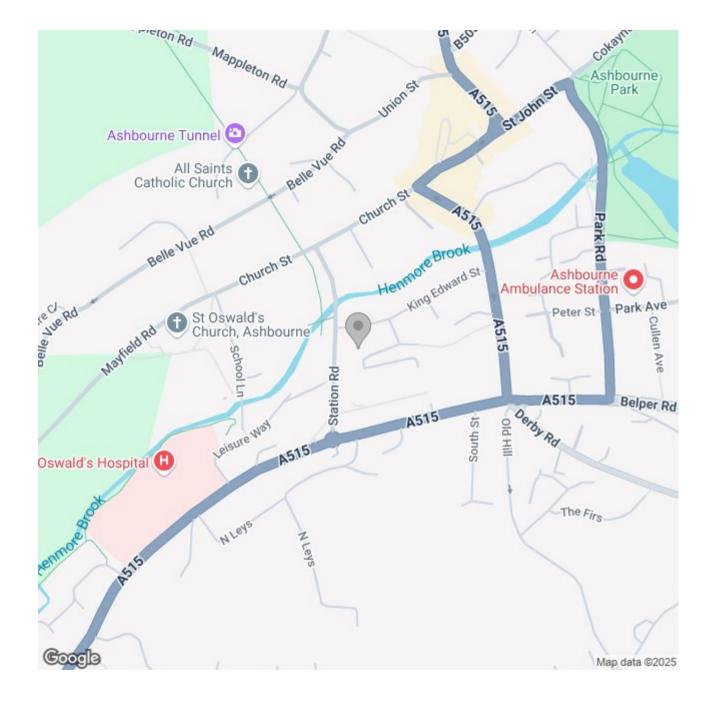














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