







\*\*\*\* FOUR BEDROOMS THREE BATHROOMS \*\*\*\* LOCATED IN THE HEART OF THE HISTORIC TOWN OF ASHBOURNE \*\*\*\* Well presented property in a convenient location with parking and a garage. In brief the property offers a hall with guest cloakroom, fitted breakfast kitchen and a dining room. Living room with doors onto the garden. First floor lounge and a bedroom with en suite shower room. The second floor offers three further bedrooms, master with en suite shower room and a Jack and Jill Bathroom. Enclosed rear garden, drive and a single garage. SOLAR PANELS providing approximately 40% of the electricity . NO UPWARD CHAIN





## HALL

Entrance door into the hall with stairs to the first floor, radiator, double storage cupboard and doors to -

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces, breakfast bar and a sink and drainer unit. Fitted electric oven with gas hob and an extractor hood, integrated fridge, freezer and dishwasher. Plumbing and space for a washing machine, radiator and upvc double glazed window.

## DINING ROOM/RECEPTION ROOM

This is a versatile space, with a storage cupboard, radiator, upvc double glazed window and double doors onto the garden.

## FIRST FLOOR LANDING

Stairs to the second floor, radiator and doors to -

## LOUNGE

Feature fireplace with living flame coal effect gas fire, two upvc double glazed windows to the front and two radiators.

## BEDROOM

Wardrobes, radiator, upvc double glazed window to the rear and a door to -

## EN SUITE

Corner shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

## SECOND FLOOR LANDNG

Storage cupboard and doors to -



## BEDROOM

Wardrobes, upvc double glazed window, radiator and door to -

## EN SUITE

Corner shower, low flush wc, wash hand basin, chrome heated towel radiator.

## BEDROOM

Upvc double glazed window to the rear, radiator and door to -









## BATHROOM

panel enclosed bath, fitted storage, wash hand basin, low flush wc, chrome heated towel radiator and door onto the landing.

## BEDROOM

Upvc double glazed window and radiator.

## OUTSIDE

Parking in front of a single garage with electric up and over door. The rear garden offers an easy to maintain garden with artificial lawn and gravel seating areas, rear gate.





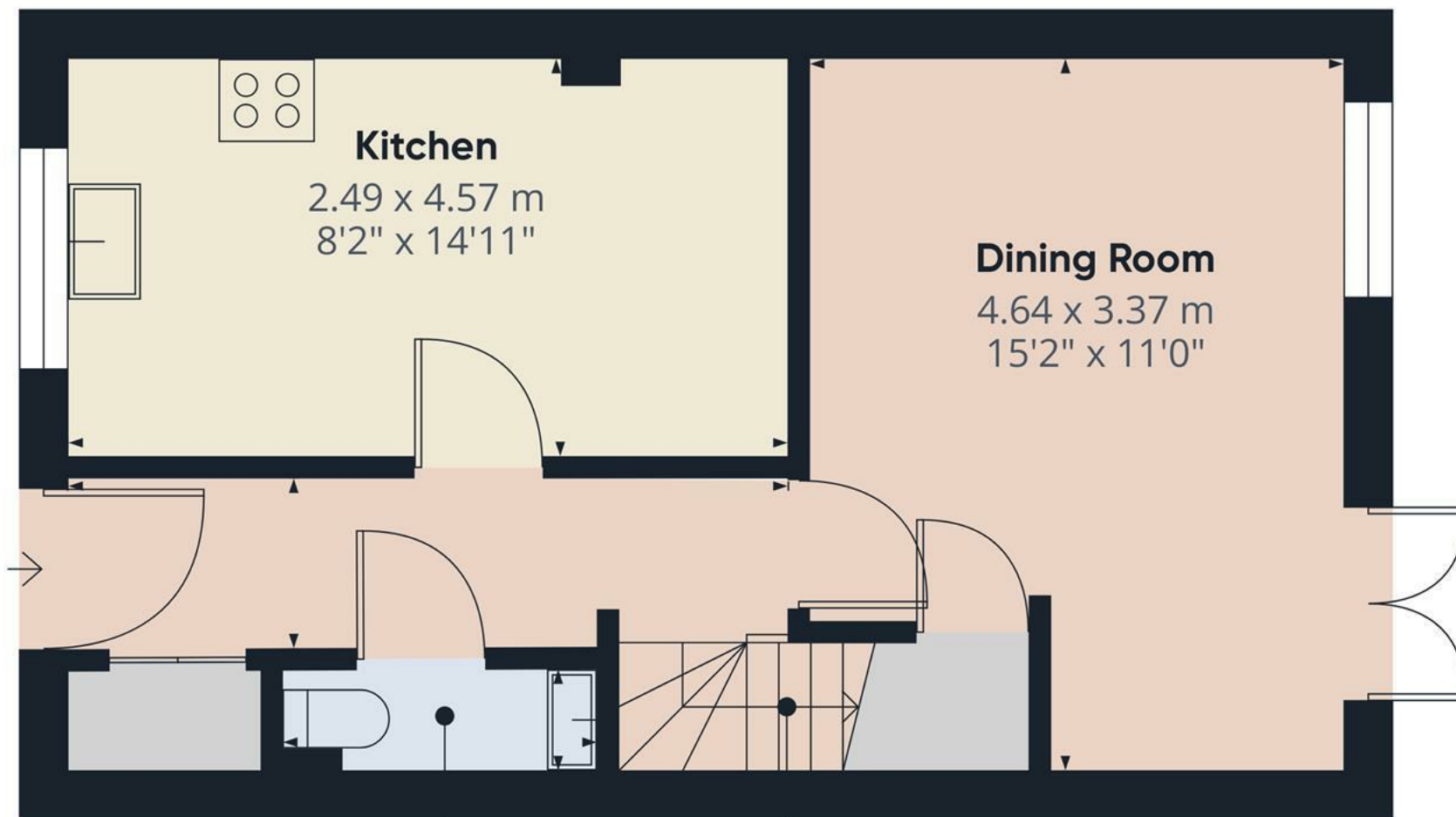












### Kitchen

2.49 x 4.57 m  
8'2" x 14'11"

### Dining Room

4.64 x 3.37 m  
15'2" x 11'0"

### WC

0.78 x 1.99 m  
2'6" x 6'6"

### Hallway

1.10 x 4.64 m  
3'7" x 15'2"

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

36 m<sup>2</sup>  
388 ft<sup>2</sup>

(1) Excluding balconies and terraces

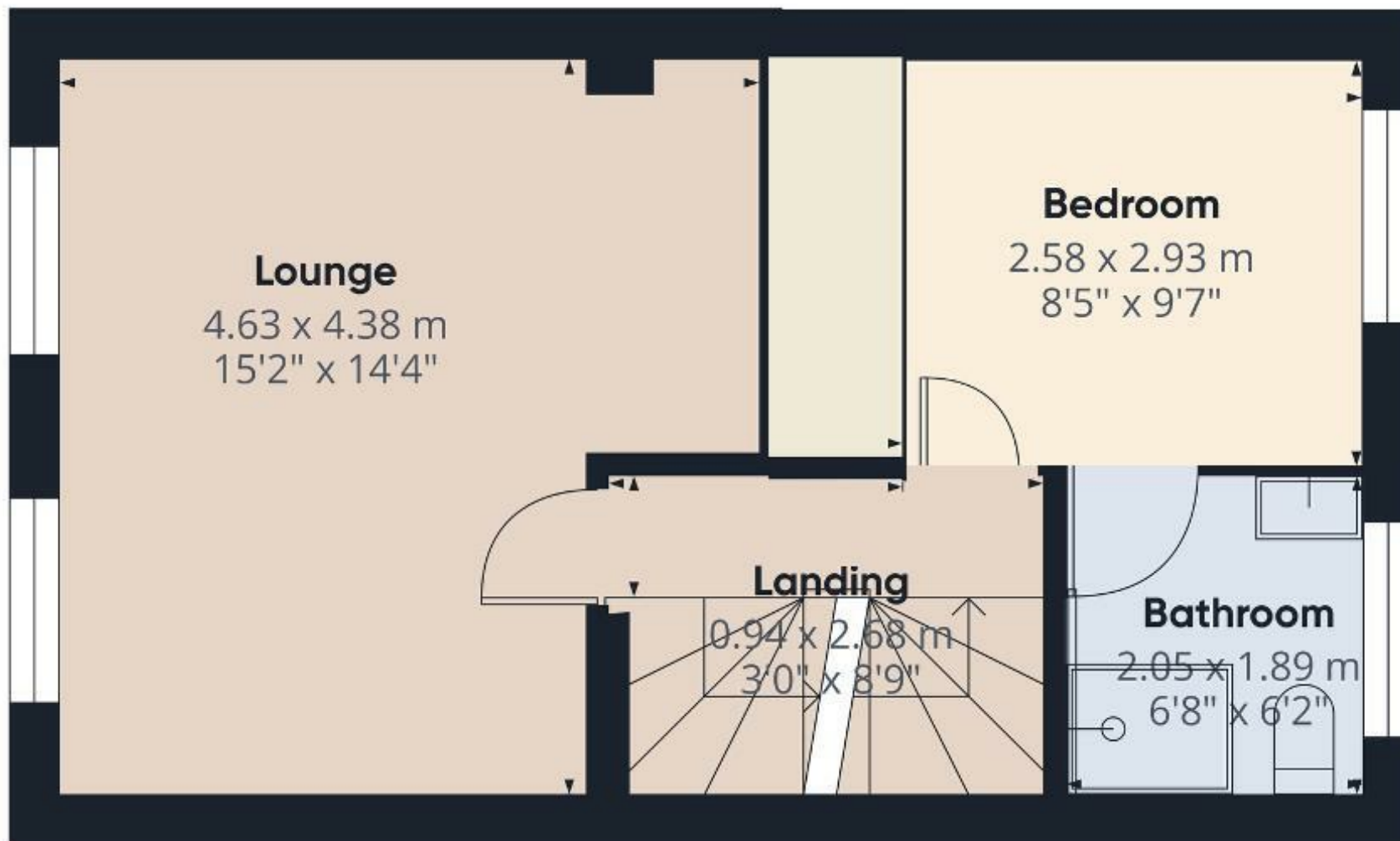
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 0





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

25 m<sup>2</sup>

269 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



