





This well-presented property is offered with no upward chain, off-street parking with a wrought iron double gated entry, sealed unit double glazing and renewed and gas-fired central heating. The property has been recently renovated throughout by the current owners and finished to a brand-new specification.

The ground floor includes a welcoming hallway, a bright lounge with bay window and electric fireplace, and a modern kitchen fitted with stylish units and space for appliances. There is also a useful under-stairs storage area and a contemporary WC with quality fittings and tiling.

Upstairs, the landing leads to three bedrooms, two overlooking the rear garden and a recently refitted family bathroom with a rainwater shower, bath, and modern finishes.

Situated in the popular market town of Ashbourne, known as the "Gateway to the Peak District," the property enjoys excellent local amenities and convenient transport links, including proximity to Derby and the A50 for onward travel.



Hallway

Welcoming entrance hallway featuring a UPVC double-glazed window to the front elevation, central heating radiator, staircase rising to the first-floor landing, fitted smoke alarm, and an internal door leading to:

Lounge

A bright and inviting living space with a UPVC double-glazed bay window to the front elevation, central heating radiator, and a stylish electric fireplace serving as a focal point. A glazed internal door provides access to:

Kitchen

This well-appointed kitchen enjoys natural light from two UPVC double-glazed windows to the rear and side elevations. Fitted with a range of matching base and wall-mounted units with marble-effect work surfaces, the kitchen also includes a stainless steel sink and drainer with mixer tap, a built-in electric oven with grill, induction hob, and extractor hood. Additional features include a central heating radiator, space for freestanding and under-counter appliances, LED downlighting and a wall-mounted combination gas boiler. A smoke alarm is fitted, and an internal door leads to:

Inner Hallway

Provides access to a useful under-stairs storage cupboard with lighting. Another internal door from the hallway leads to:



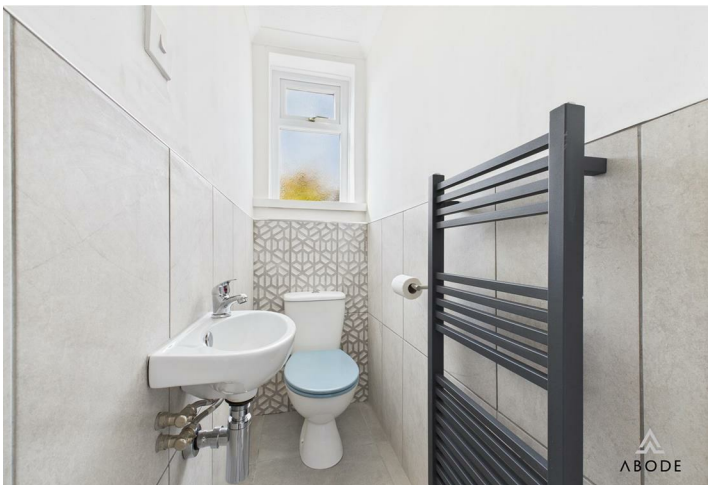
W.C.

A stylish and modern downstairs cloakroom featuring a frosted UPVC double-glazed window to the rear elevation, attractive wall and floor tiling, a floating wash hand basin with mixer tap, low-level WC with continental-style flush, and a contemporary anthracite towel radiator.

Landing

With smoke alarm and internal doors leading to all bedrooms and the family bathroom.







Bedroom One

A well-proportioned double bedroom featuring a UPVC double-glazed window to the front elevation, central heating radiator and TV point.

Bedroom Two

Overlooking the rear garden via a UPVC double-glazed window, this bedroom includes a central heating radiator and TV aerial point.

Bedroom Three

With a UPVC double-glazed window to the rear elevation, central heating radiator, and access to the loft space via a ceiling hatch.

Family Bathroom

A stylish, recently refitted bathroom comprising a three-piece suite: low-level WC with continental-style flush, pedestal wash hand basin, and bath with overhead rainwater shower and glass screen. Complementary tiling to the walls and floor, UPVC frosted double-glazed window to the front elevation, chrome heated towel radiator, and an extractor fan complete the space.









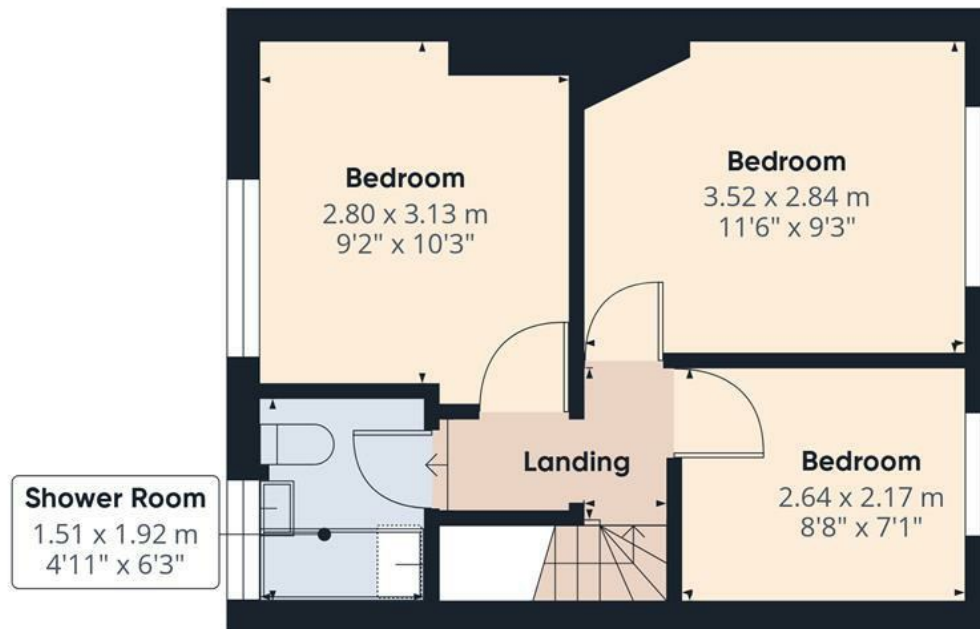


Floor 0

Approximate total area⁽¹⁾

60.5 m²

654 ft²

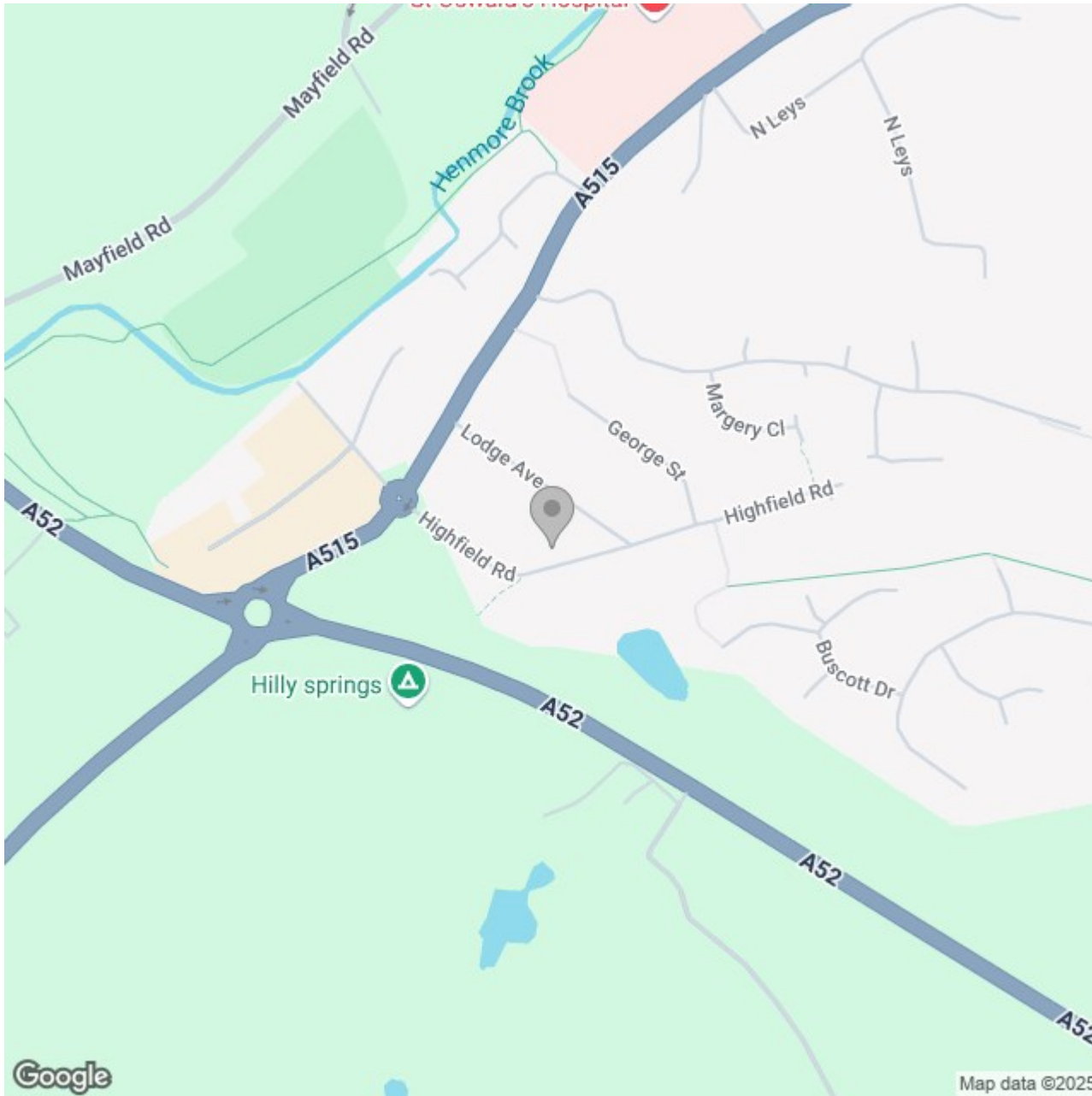


Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 	