





A charming traditional Victorian terraced property, beautifully presented and tastefully decorated throughout. Benefiting from a tiered garden to rear, the home also offers full UPVC double glazing and gas central heating. Inside, the accommodation is light and spacious, with character features including Victorian-style fireplaces, alongside a modern fitted kitchen and bathroom.

Perfect for first-time buyers, downsizers, or investors alike, the property enjoys a superb elevated position with stunning views over St Oswald's Church in Ashbourne. Ideally located close to local amenities including supermarkets, healthcare facilities, and community services, yet tucked away in a peaceful setting, this home combines convenience with charm.

Viewing by appointment only.



Lounge

A welcoming reception room featuring a UPVC double-glazed window to the front aspect, panelled flooring throughout, and an attractive Victorian-style fireplace with a timber Adam surround. The room also benefits from a central heating radiator and an internal timber-framed glass panel door leading through to:

Dining Room

A versatile dining space with a UPVC double-glazed window to the rear elevation, central heating radiator, and panelled flooring continuing throughout. The room includes a staircase rising to the first-floor landing, a telephone point, thermostat, and useful under-stairs storage. An open internal doorway provides access to:

Kitchen

A well-appointed kitchen with a UPVC double-glazed rear entry door and dual aspect windows to the side and rear elevations, creating a light and airy feel. The kitchen is fitted with a matching range of base and wall-mounted units with wood block-effect roll-top work surfaces and complementary tiled splashbacks. Integrated appliances include a one-and-a-half stainless steel sink and drainer with mixer tap, a four-ring stainless steel gas hob with matching extractor hood, and an oven/grill. There is also space and plumbing for freestanding under-counter appliances. Additional features include a central heating gas boiler, extractor fan, and a meter cupboard housing the consumer unit and electric meter.



Landing

With access to the loft space via hatch, a PIV system, and a useful airing cupboard above the stairs. Internal doors lead to:

Bedroom One

A spacious double bedroom enjoying two UPVC double-glazed windows to the front aspect, offering delightful views over St Oswald's Church. The room further benefits from a feature fireplace and central heating radiator.







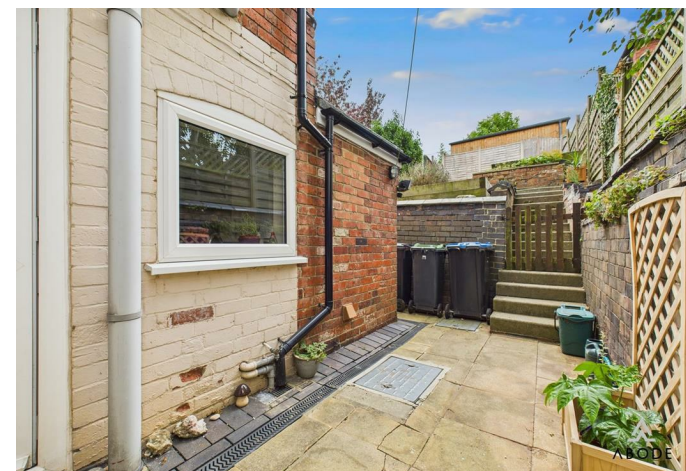
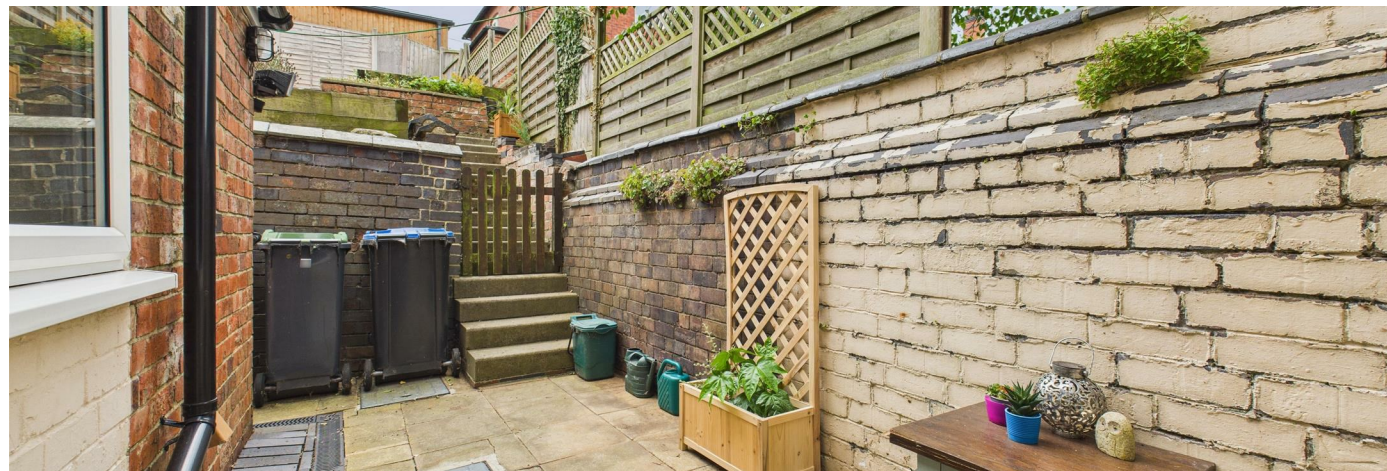
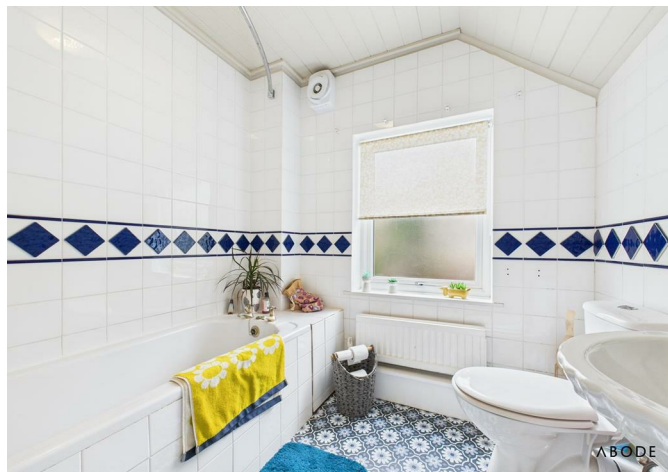
Bedroom Two

A second well-proportioned bedroom with a UPVC double-glazed window to the rear elevation, central heating radiator, and a range of fitted wardrobes with hanging rails and storage.

Bathroom

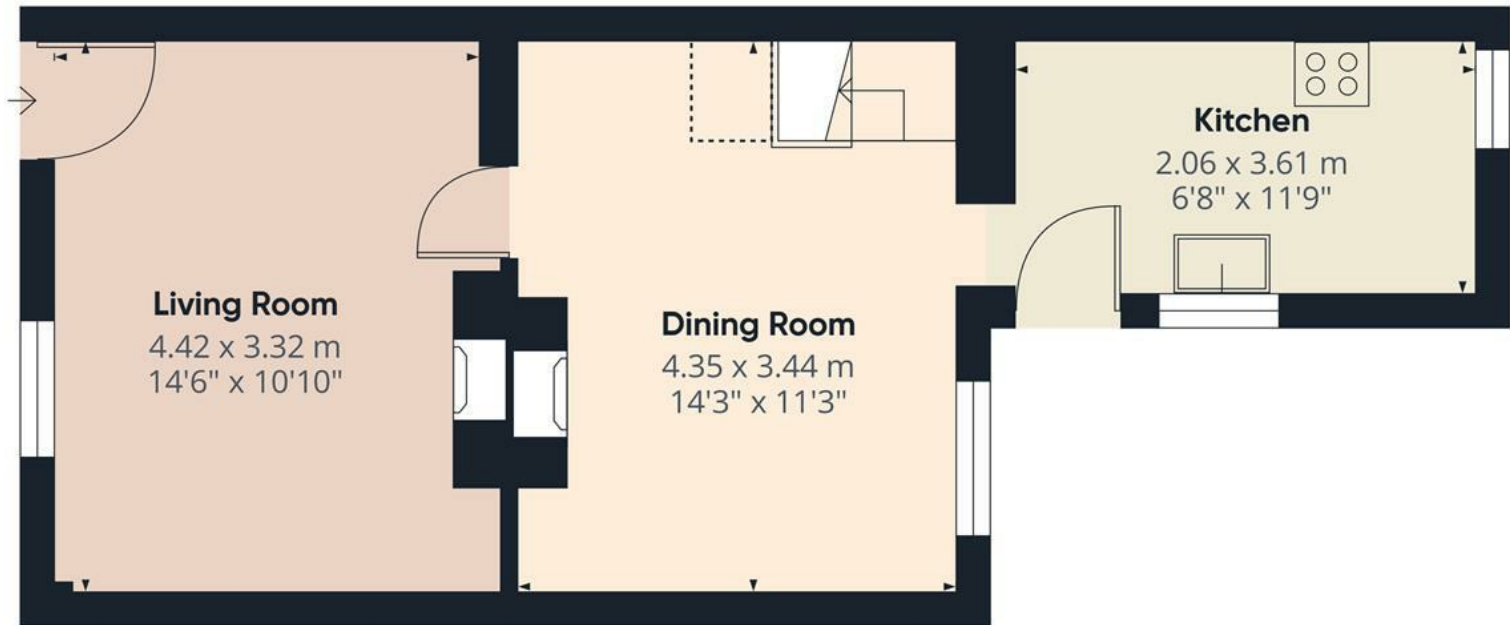
Fitted with a modern three-piece suite comprising a low-level WC, pedestal wash hand basin with chrome fittings, and a bath with shower over. Complementary tiled wall coverings, a UPVC double-glazed frosted window to the rear, central heating radiator, and extractor fan complete the room.



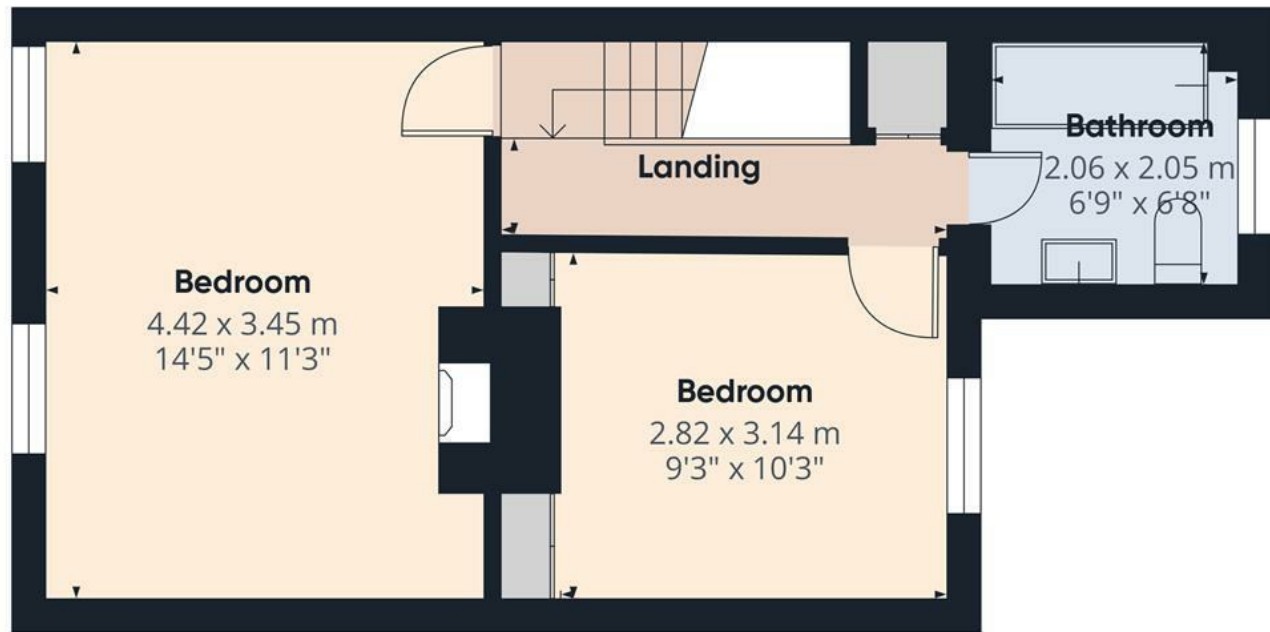








Floor 0



Floor 1

Approximate total area⁽¹⁾

69 m²

741 ft²

Reduced headroom

0.5 m²

5 ft²

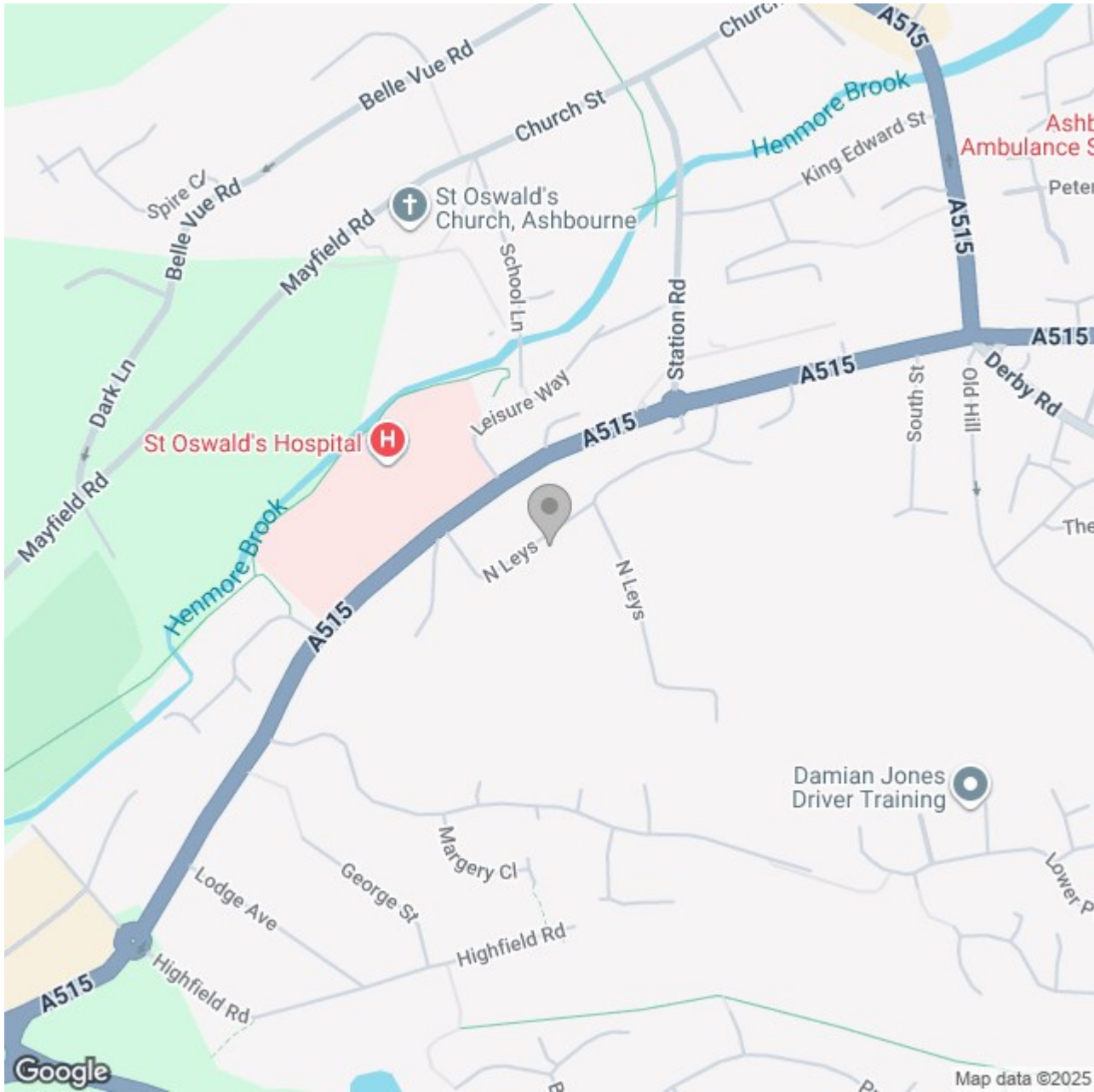
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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		86
(69-80) C	72	
(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 	