





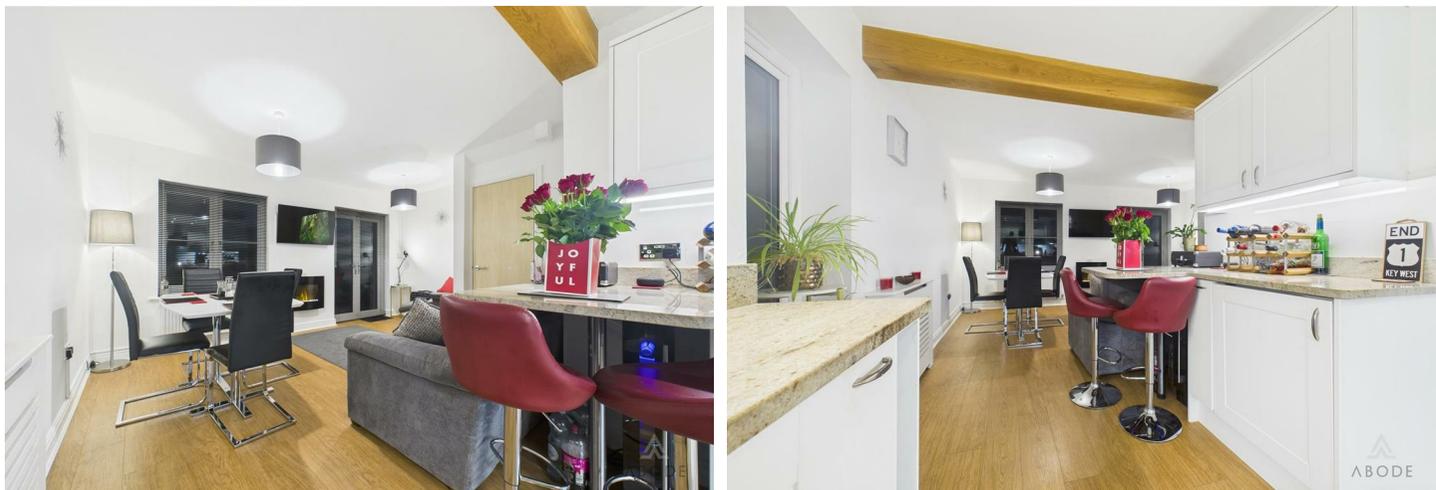
FOUR BEDROOMS | TOWN CENTRE LOCATION | GARAGE | STUNNING OPEN-PLAN LIVING/DINING KITCHEN | EXCEPTIONAL ENERGY PERFORMANCE

Situated in the heart of Ashbourne town centre, this impressive three-storey, four-bedroom family home has undergone significant upgrades, including newly installed uPVC doors and windows; this combined with the solar panels results in a very high energy-performance property. Further benefits include gas central heating throughout.

In brief, the accommodation comprises an entrance hall with guest cloakroom, a ground-floor study, and a stunning open-plan kitchen/dining/living space. To the first floor is a spacious lounge and a bedroom with en-suite facilities. The second floor offers three further bedrooms, including the master bedroom with en-suite, along with a family bathroom.

Externally, the rear garden has been designed for low maintenance. The property also benefits from a single garage with electric door and front parking space.

Viewings are strictly by appointment only and can be arranged by contacting Abode Estate Agents.



## Hallway

A welcoming entrance hallway accessed via a composite front door. The space benefits from two central heating radiators, smoke alarm, doorbell chime, and a useful double built-in wardrobe cupboard housing the electric meter, consumer unit, solar panel isolator switch, along with shelving and hanging rails. A staircase rises to the first-floor landing, with doors providing access to the principal ground-floor accommodation.

## Living/Dining Kitchen

The adaptable hub of the home, this impressive open-plan kitchen, dining, and living area is flooded with natural light.

The kitchen area features a uPVC double-glazed window to the side elevation and is fitted with a range of matching base and eye-level cupboards and drawers, complemented by granite drop-edge preparation work surfaces. Integrated appliances include a sunken stainless-steel sink with mixer tap, induction hob with extractor hood, oven and grill, dishwasher, fridge, freezer, and an integrated microwave housed within cabinetry. A breakfast bar provides additional dining and entertaining space, with ceiling spotlights enhancing the modern finish. The central heating gas boiler is neatly concealed within a cupboard, and panelled flooring continues throughout.

The living and dining area enjoys two double-glazed windows to the rear and side elevations, along with uPVC double-glazed French doors opening onto the rear patio, creating a seamless indoor-outdoor flow. The focal point of the living space is a wall-mounted electric fireplace, complemented by two central heating radiators. Additional storage is provided by a useful understairs pantry cupboard, with a door leading back into the hallway.



## Cloakroom/W.C.

Fitted with a contemporary low-level WC with continental flush, pedestal wash hand basin with mixer tap, and tiled splashback. Finished with panelled flooring throughout, central heating radiator, ceiling spotlights, and extractor fan.

## Study

A versatile and adaptable room offering a variety of potential uses to suit the needs of a discerning buyer. Featuring a uPVC double-glazed window to the side elevation, central heating radiator, access to the loft via hatch, and an internal door leading through to the garage.







### Garage

The garage benefits from an electric up-and-over door to the front elevation and provides excellent appliance and storage space. Fitted with a range of base and eye-level storage cupboards, along with complementary work preparation surfaces.

### First Floor Landing

Providing access to the principal first-floor accommodation.

### Lounge

A bright and spacious reception room featuring two uPVC double-glazed windows to the front elevation. A bespoke focal point fireplace is the showcase of the room, finished with panelled flooring throughout, two central heating radiators, and a TV aerial point.

### Bedroom One

A well-proportioned bedroom with a uPVC double-glazed window to the rear elevation, central heating radiator, and internal door leading to the en-suite.

### En-suite

Appointed with a uPVC double-glazed frosted window to the rear elevation and a modern three-piece shower suite comprising a low-level WC, pedestal wash hand basin with mixer tap, and a double shower cubicle. Complemented by tiled wall coverings, central heating radiator, shaving point, ceiling spotlights, and extractor fan.

### Second Floor Landing

The second-floor landing provides access to the loft via a hatch with pull-down ladder and benefits from a smoke alarm and two useful over-stairs storage cupboards, one housing the hot water tank with shelving. Internal doors lead to:



### Bedroom Two

A spacious double bedroom featuring a UPVC double-glazed window to the front elevation, television and telephone points, central heating radiator and a range of built-in fitted wardrobes with hanging rails and shelving. An internal door provides access to the:

### En-suite

Comprising a modern three-piece suite with low-level WC, pedestal wash hand basin with mixer tap and tiled splashback, and a shower cubicle with complementary tiled wall coverings. Further features include an extractor fan, LED spotlighting to the ceiling, shaving point and a central heating radiator.

### Bedroom Three

A further well-proportioned double bedroom with a UPVC double-glazed window to the rear elevation and central heating radiator. An internal door leads to the:

### Jack and Jill Bathroom

Accessible from both the landing and the bedroom, this family bathroom features a three-piece suite comprising low-level WC, pedestal wash hand basin with mixer tap and a panelled bath with mixer tap. Complementary tiling to wall areas, a heated towel radiator, shaving point, ceiling spotlighting and an extractor fan complete the room.

### Bedroom Four

A versatile room with a UPVC double-glazed window to the rear elevation and central heating radiator, ideal for use as a single bedroom, home office, study, or hobby room.





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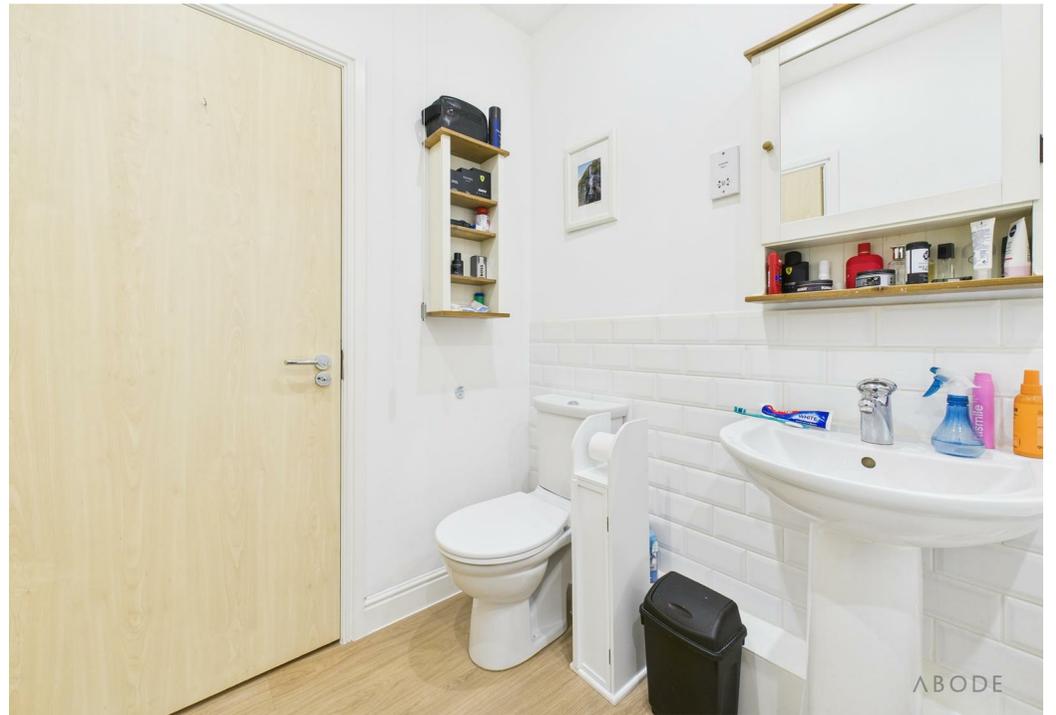
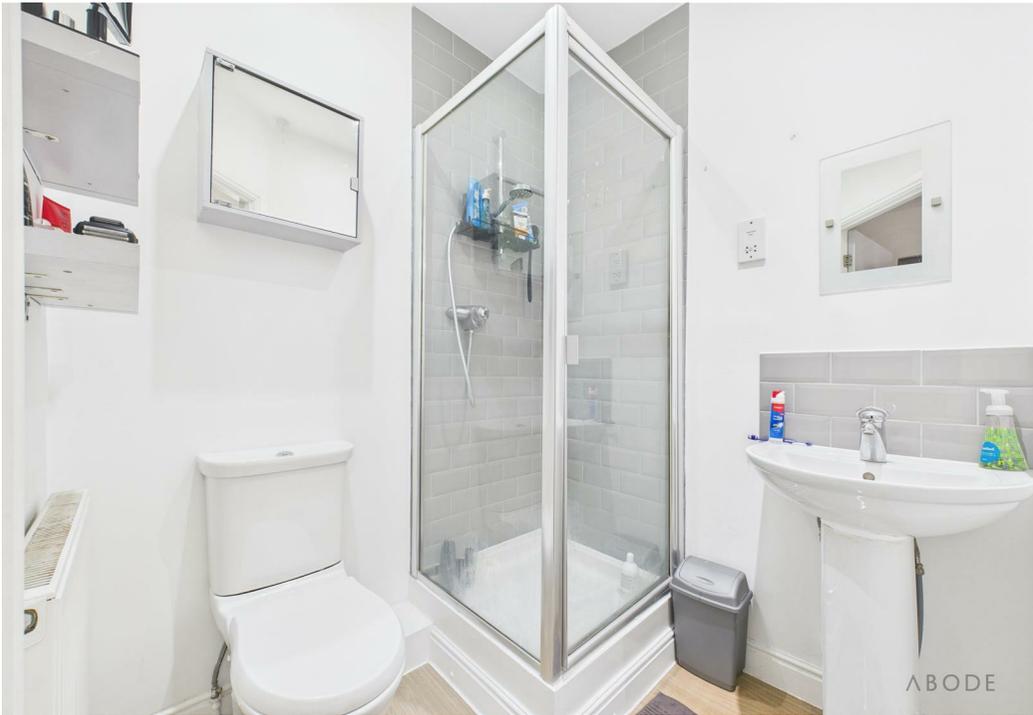
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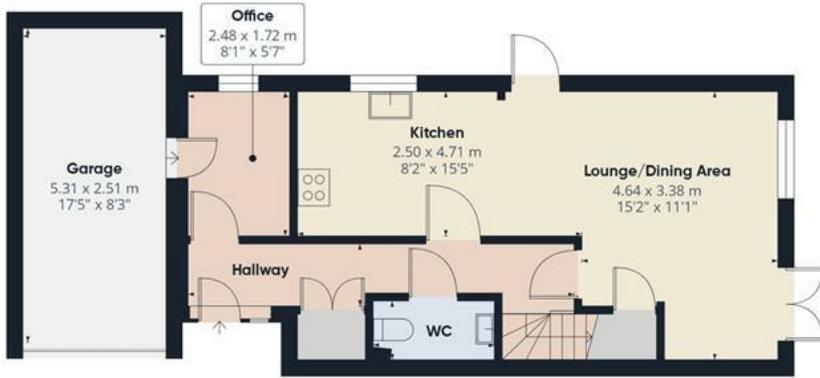


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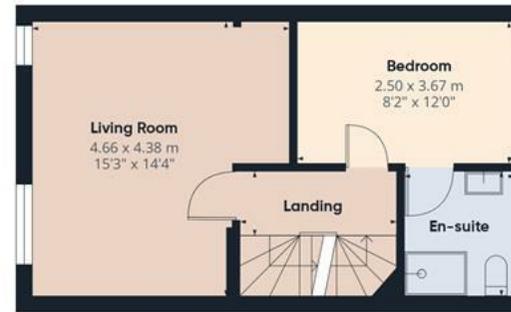








Floor 0



Floor 1



Floor 2



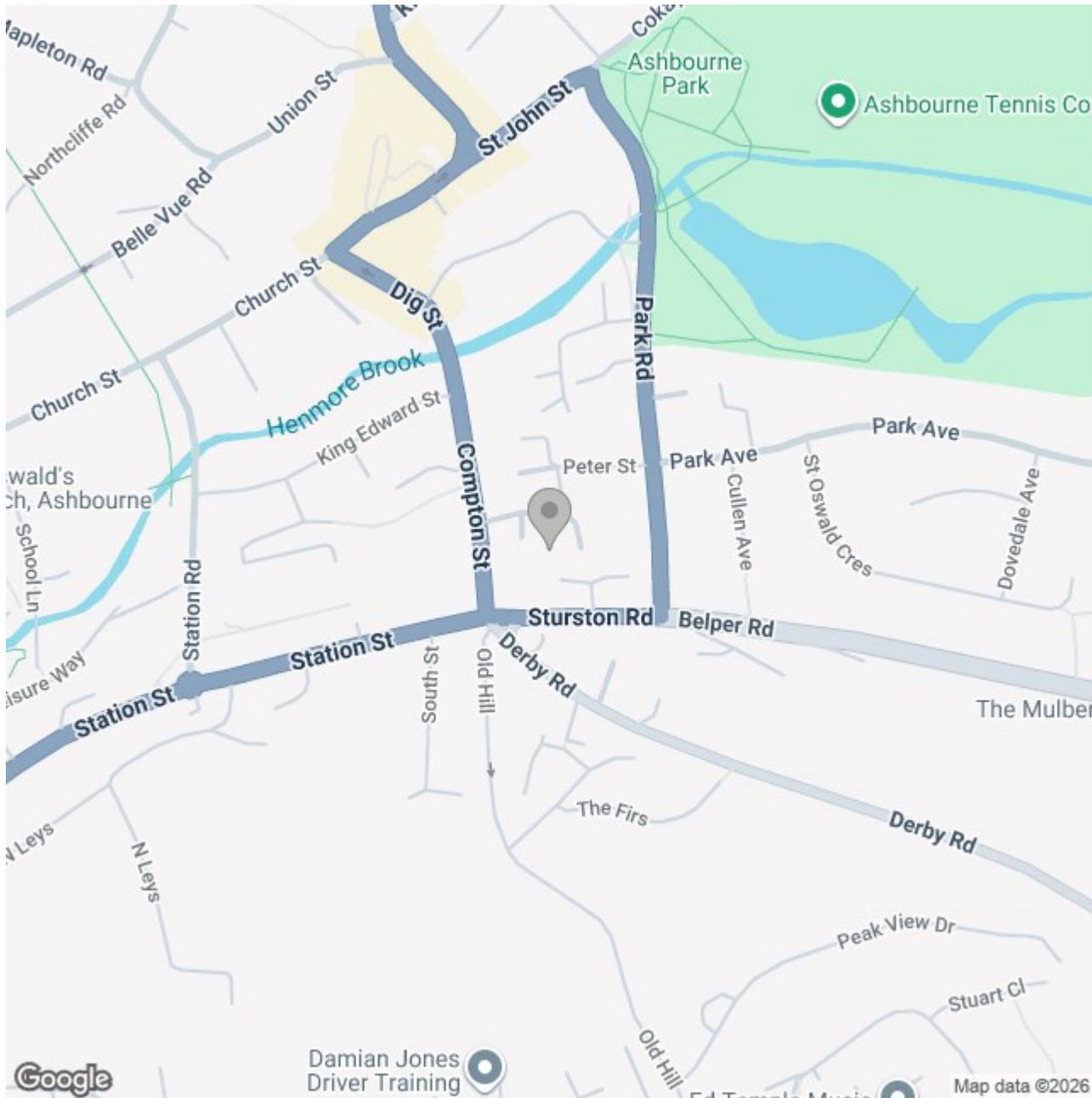
Approximate total area<sup>(1)</sup>

123.4 m<sup>2</sup>  
1329 ft<sup>2</sup>

(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.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	