



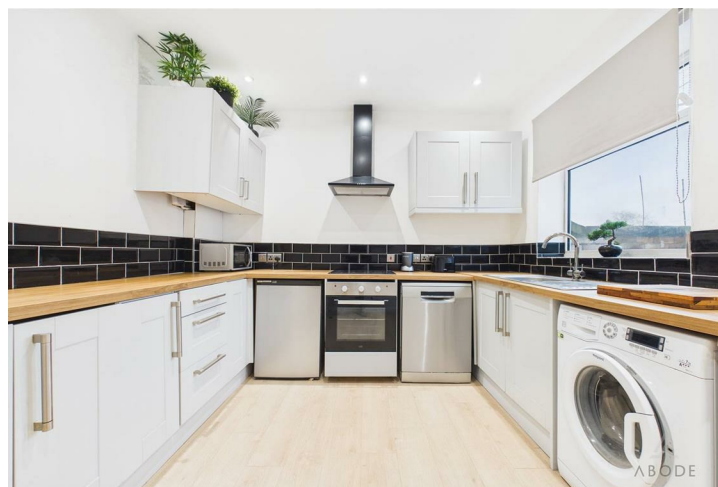




Situated in a convenient location close to the shops and amenities of Mayfield, and just two miles from the market town of Ashbourne, this traditionally styled end-terrace property offers spacious accommodation arranged over three floors. The home benefits from gas central heating and uPVC double glazing throughout and has been thoughtfully upgraded to provide stylish, modern living while retaining character features.

The ground floor comprises a welcoming lounge and a beautifully refitted dining kitchen, finished to a high standard with Shaker-style units, quality work surfaces and integrated appliances, creating a true heart of the home. There is also a ground floor shower room and useful additional space to the rear. To the first floor are two well-proportioned bedrooms, one benefitting from a WC, while the second floor offers a generous attic bedroom with exposed beamwork and fitted storage, adding charm and versatility to the layout.

Externally, the property enjoys gardens to both the front and rear along with useful off-road car standing space. Offering generous living space, modern upgrades and further potential to personalise if desired, this appealing home is likely to attract strong interest from first-time buyers and growing families alike. Early viewing is highly recommended.



## Lounge

Accessed via a composite front entrance door, the lounge benefits from a uPVC double glazed window to the front elevation and a central heating radiator. There is a useful meter cupboard housing the gas meter, along with fitted base-level storage cupboards and shelving. An internal door leads through to the remainder of the accommodation.

## Kitchen

This beautifully presented kitchen serves as a stylish and functional heart to the home, boasting a clean, minimalist aesthetic and high-quality finishes throughout. The space is fitted with a comprehensive range of sleek white Shaker-style wall and base units providing ample storage, perfectly complemented by a striking black subway-tile backsplash and warm oak-effect work surfaces, creating a timeless monochrome contrast.

Well-equipped for modern living, the kitchen includes an integrated oven with a four-ring ceramic hob and a stylish black extractor hood, with dedicated space for both a dishwasher and washing machine. A large window overlooking the rear elevation fills the room with natural light, enhanced by recessed LED spotlights and light wood-effect flooring which adds to the sense of space.

The thoughtful L-shaped layout maximises preparation space while allowing ease of movement. Conveniently positioned, the kitchen provides direct access to the rear of the property and incorporates a clever storage nook beneath the staircase. This meticulously maintained room offers an excellent balance of practicality and contemporary design, ideal for both everyday family life and entertaining.



## Bathroom

The family bathroom features a uPVC double glazed frosted window to the side elevation and is fitted with a four-piece suite comprising a low-level WC with continental flush, wash hand basin with mixer tap, panelled bath and separate shower cubicle. Complementary tiling surrounds the suite, and there is a vertically mounted heated towel radiator along with ceiling spotlights.

## First Floor Landing

With a uPVC double glazed window to the rear elevation, the landing includes a balustrade staircase rising to the second floor and internal doors leading to two bedrooms.











### Bedroom One

A well-proportioned double bedroom with a uPVC double glazed window to the front elevation and central heating radiator.

### Bedroom Two

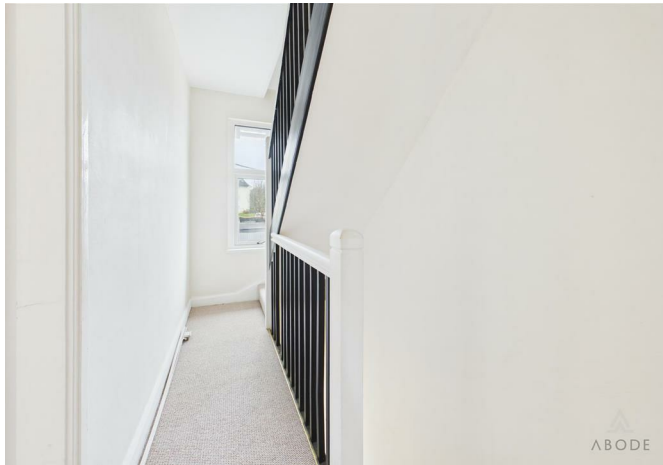
With a uPVC double glazed window to the side elevation, central heating radiator and a built-in double wardrobe with eye-level shelving.

### Second Floor Landing

An internal latch panel door provides access to the top floor accommodation.

### Bedroom Three

A characterful room with two uPVC double glazed windows to the side elevation and exposed beamwork to the ceiling. The room also benefits from a central heating radiator and a range of fitted wardrobes and drawers with additional eye-level shelving.











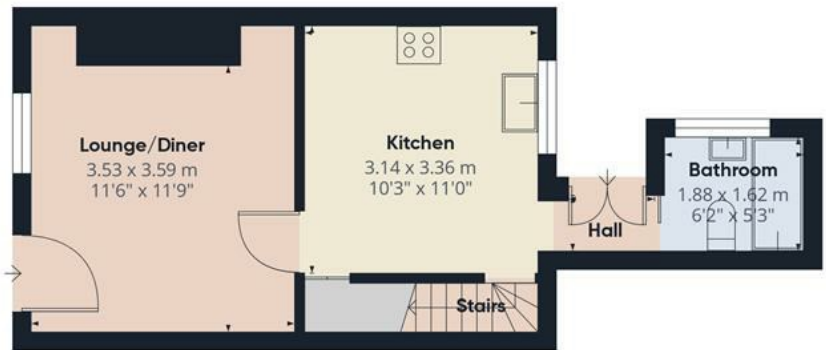




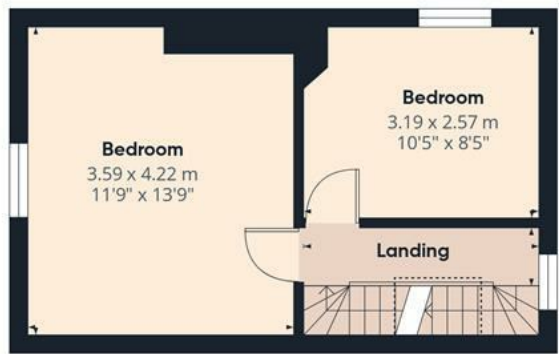








Floor 0



Floor 1



Floor 2



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

70.5 m<sup>2</sup>  
758 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>  
7 ft<sup>2</sup>

(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) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   | <b>80</b> |
| (55-68) <b>D</b>                            | <b>63</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  |           |