

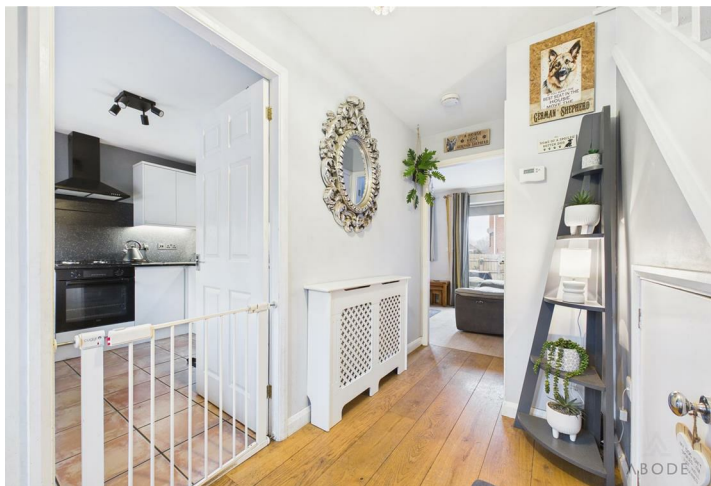
ATTENTION FIRST TIME BUYERS AND INVESTORS.

Offered for sale this modern semi-detached home occupies an attractive corner plot within easy walking distance of Ashbourne town centre, local amenities and recreational grounds. Well presented throughout, the property provides thoughtfully arranged accommodation ideal for first-time purchasers or buy-to-let investors alike.

The accommodation briefly comprises: a welcoming entrance hallway with solid oak flooring, a stylish re-fitted breakfast kitchen with integrated oven and four-ring gas hob, a convenient downstairs cloakroom, and a bright and spacious lounge diner with sliding patio doors opening onto the rear garden.

To the first floor are three well-proportioned bedrooms and a family bathroom fitted with a three-piece suite and shower over bath.

Externally, the property benefits from enclosed gardens to both the front and rear, a useful storage shed, and a driveway providing off-road parking for two vehicles and further rear parking. Early viewing is highly recommended to fully appreciate the location and accommodation on offer.





## Hallway

A welcoming entrance hall accessed via a composite front door, featuring complementary solid oak panelled flooring that flows throughout the ground floor. A balustrade staircase rises to the first-floor landing, with a useful understairs storage cupboard, telephone point, central heating radiator, thermostat and smoke alarm. Internal oak doors lead to the principal ground floor rooms.

## Kitchen

Positioned to the front elevation with a uPVC double-glazed window, the stylish re-fitted kitchen boasts a range of high-gloss matching wall and base units with drawers, complemented by composite drop-edge work surfaces. Integrated appliances include a four-ring gas hob with extractor over, oven/grill, and a one-and-a-half bowl composite sink with mixer tap. There is plumbing and space for additional white goods, along with a central heating radiator.

## Cloakroom/W.C.

Fitted with a uPVC double-glazed frosted window to the side elevation, this convenient ground floor cloakroom features solid oak panel flooring, a low-level WC, corner wash hand basin with tiled splashback, central heating radiator and extractor fan.

## Lounge

A bright and spacious reception room enjoying views over the rear garden via a uPVC double-glazed window and sliding patio doors with built-in blinds, opening onto the rear patio. Finished with complementary panelled flooring, a central heating radiator and TV aerial point.



## Landing

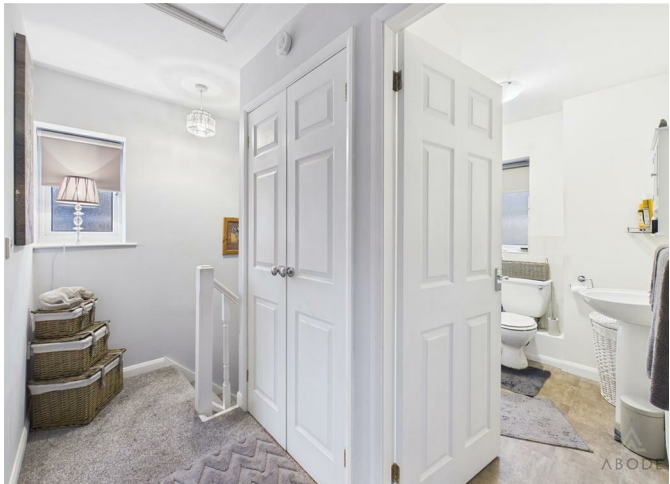
The landing includes a uPVC double-glazed frosted window to the side elevation, loft access via ceiling hatch, smoke alarm, and an airing cupboard housing the gas-fired Worcester central heating boiler. Internal doors lead to all first-floor accommodation.

## Bedroom One

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











### Bedroom Two

With a uPVC double-glazed window to the front elevation and central heating radiator.

### Bedroom Three

Featuring a uPVC double-glazed window to the rear elevation and central heating radiator.

### Family Bathroom

Appointed with a uPVC double-glazed frosted window to the front elevation, the bathroom comprises a three-piece suite including a low-level WC, panelled bath with electric shower over and glass screen, and pedestal wash hand basin with tiled splashback. Complementary wall tiling, central heating radiator and extractor fan complete the space.



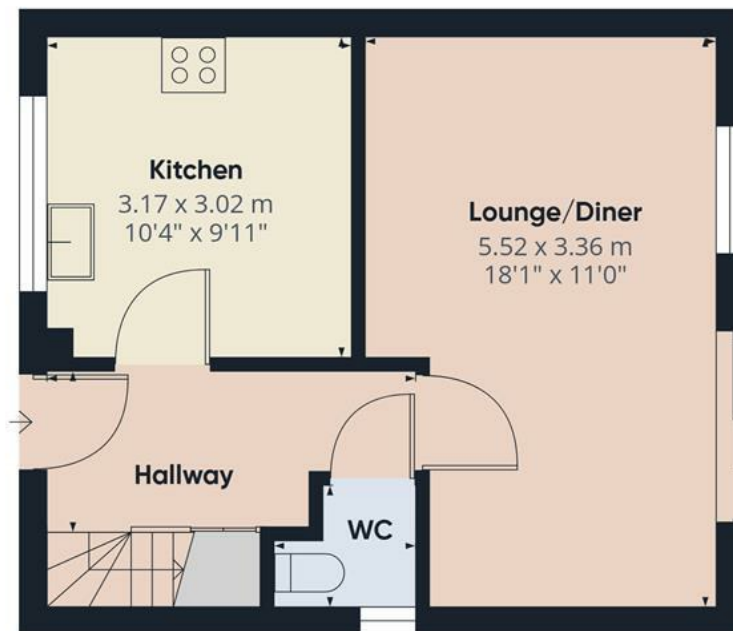




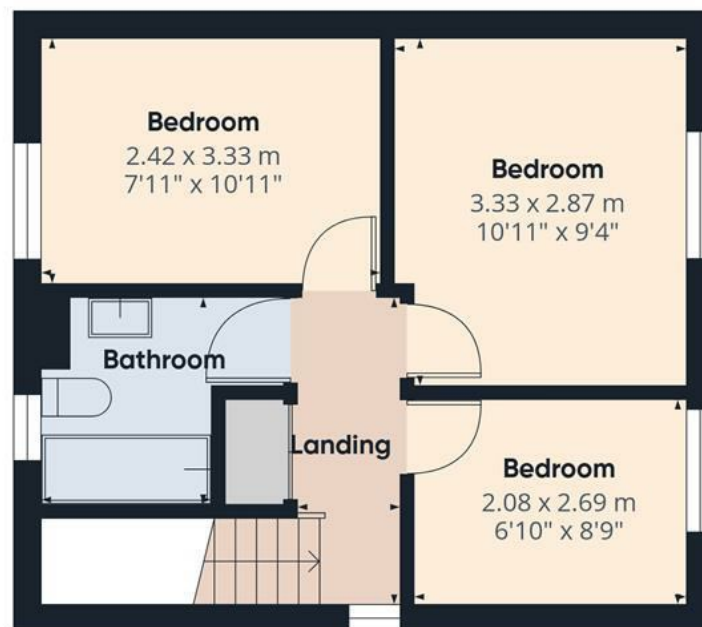








Floor 0



Floor 1

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

65.1 m<sup>2</sup>

699 ft<sup>2</sup>

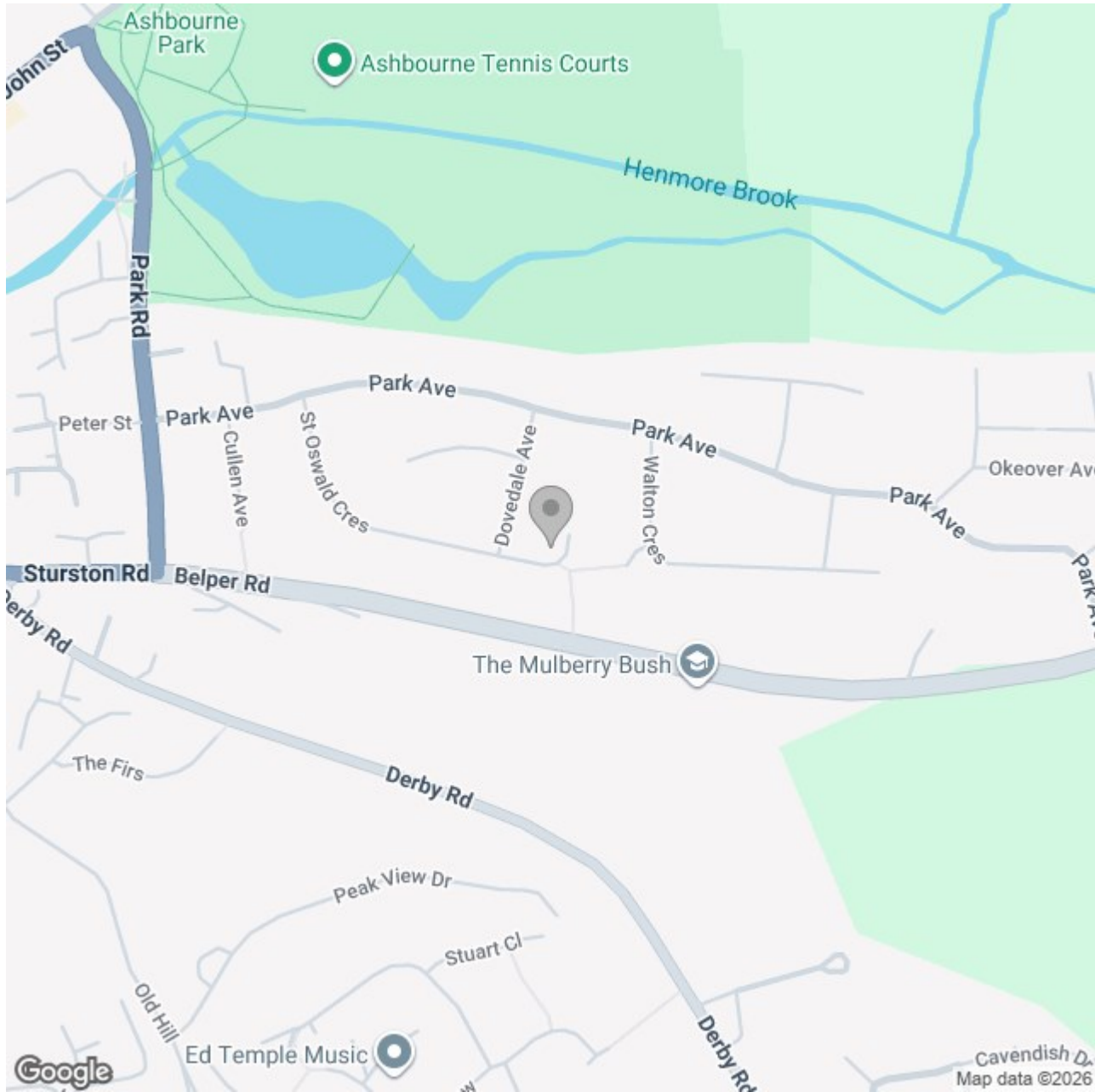
(1) Excluding balconies and terraces

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

GIRAFFE360







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(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 