



3 Haven View  
Ashbourne



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## 3 Haven View

Ashbourne  
Derbyshire  
DE6 1PA

\* A very well presented and extended two bedroom semi-detached house enjoying a stunning rural location on the fringe of a highly regarded village adjoining farmland and with spectacular rural views towards Tissington and The Peak District National Park.

\* The accommodation has beautiful character features throughout including, log burning stove which powers the central heating, sliding doors and fully fitted kitchen and bathroom fittings.

\* Accommodation includes comfortable Sitting Room with log burner, open plan Dining Kitchen with sliding doors leading out to the rear garden area. Landing Area, Two double Bedrooms and contemporary Bathroom. The roof space has been converted into a useable room with skylight which could be an ideal Study / Home office.

\* Attractive easily managed gardens with stunning views.

\* An internal inspection of the property comes most strongly recommended.

\* The property is offered For Sale with No Upward Chain involved.



Offers In The Region Of £250,000



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Leek - 01538 383344



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## General Information

### Living Room 15'4 x 12'7 (4.67m x 3.84m)

Feature log burner. Stairs off. Underfloor heating. Access to:

### Kitchen / Diner 20'9 x 15'4 (6.32m x 4.67m)

Wall and base units. Sink unit with drainer, rinser bowl and mixer tap. Electric hob and oven with extractor unit above. Plumbing point. Sliding doors to rear. Side door.

### Landing Area

Stairs off. Access to:

### Bedroom 12'7 x 10'6 (3.84m x 3.20m)

Radiator.

### Bedroom 11'8 x 8'9 (3.56m x 2.67m)

Window to rear.

### Shower Room

Shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail. Tiled walls. Tiled floor.

### Attic Room

Sky light. Storage cupboard.

### Outside

Attractive easily managed gardens with stunning views.

### Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

### Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

### Method of Sale

The property is offered for sale by private treaty.

#### Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

#### Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

#### Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

#### Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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