





Occupying a generous corner plot, this beautifully presented modern two-bedroom home offers well-proportioned accommodation, allocated two vehicles and an attractive enclosed garden, making it an ideal choice for a range of buyers.

The property has been exceptionally well maintained throughout and benefits from a contemporary fitted kitchen, gas central heating and double glazing, providing comfortable and energy-efficient living. Outside, the enclosed rear garden has been thoughtfully landscaped with a combination of lawn and patio, creating the perfect space for relaxing, entertaining or enjoying outdoor dining.

Ideally positioned within easy reach of Ashbourne town centre, the property enjoys convenient access to an excellent range of shops, cafés, restaurants, well-regarded schools and everyday amenities. Ashbourne is also renowned as the gateway to the Peak District National Park, offering beautiful countryside, scenic walks and excellent commuter links to Derby, Uttoxeter and beyond.

The accommodation briefly comprises;- an entrance hallway, guest WC, comfortable living room and spacious kitchen/dining room to the ground floor. To the first floor are two generous double bedrooms and a modern family bathroom.

Offering stylish accommodation in a sought-after location, this fantastic home is perfectly suited to first-time buyers, young families, downsizers or investors alike. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.



ABODE
SALES & LETTINGS

Entrance Hallway

Composite front entrance door, tiled flooring, central heating radiator, and a uPVC double glazed window to the side elevation. Stairs rise to the first floor.

Living Room

Bright reception room featuring a uPVC double glazed window to the front elevation and a central heating radiator.

Hallway

Under stairs storage cupboard.

WC

Low-level WC and wash hand basin with tiled splashback, and a central heating radiator.

Kitchen Diner

Fitted with a range of modern base and wall-mounted units complemented by work surfaces incorporating a one and a half bowl stainless steel sink and drainer. Integrated oven and hob with extractor hood over, with space and plumbing for a fridge freezer, washing machine and tumble dryer. Tiled splashbacks, spot lighting, and a central heating radiator. uPVC double glazed windows to the rear and side elevations, together with a uPVC door providing access to the rear garden. Ample space for a dining table and chairs, creating an ideal family dining area.

Landing

uPVC double glazed window to the side elevation, loft access, and doors leading to the first-floor accommodation.



Master Bedroom

Spacious double bedroom with two uPVC double glazed windows to the rear elevation and a central heating radiator.

Bedroom

uPVC double glazed window to the front elevation, central heating radiator, and a useful built-in storage cupboard.







Bathroom

Fitted with a modern white three-piece suite comprising a low-level WC, wash hand basin, and panelled bath with shower over and glazed shower screen. Partially tiled walls and a heated towel radiator.

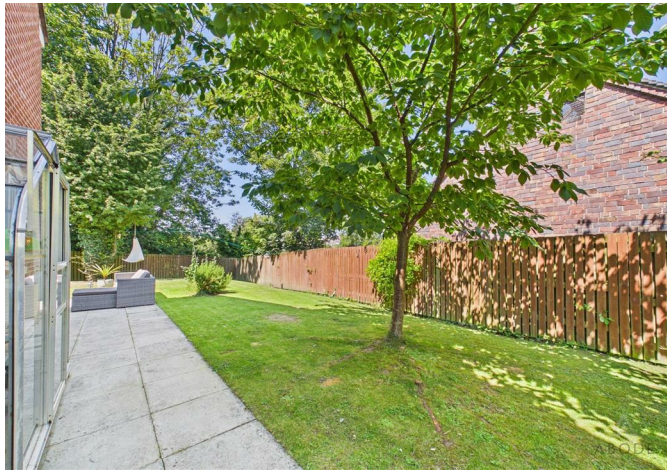
Outside

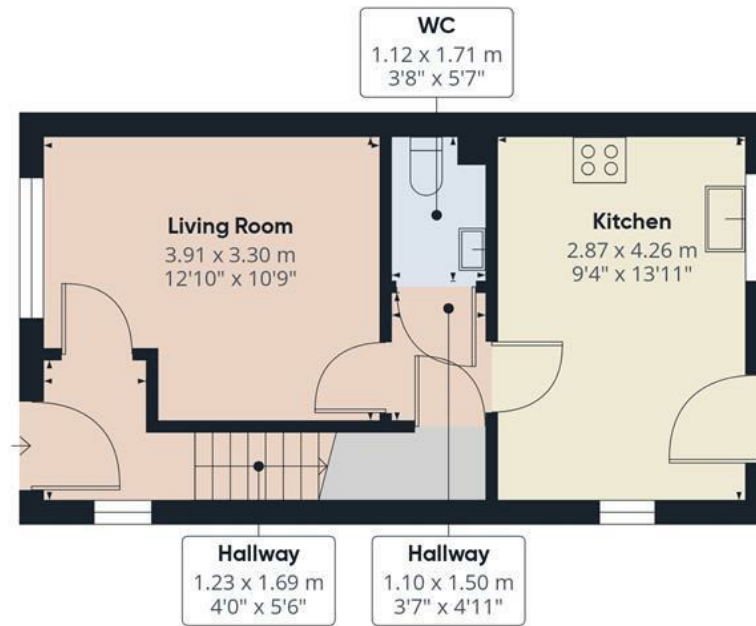
Externally, the property offers allocated parking for two vehicles to the front. The generous rear garden is a particular feature, being predominantly laid to lawn with a paved patio providing the perfect space for al fresco dining and entertaining. With mature trees, the garden enjoys a peaceful setting with far-reaching views towards Ashbourne and the surrounding countryside.

Tenure Disclaimer

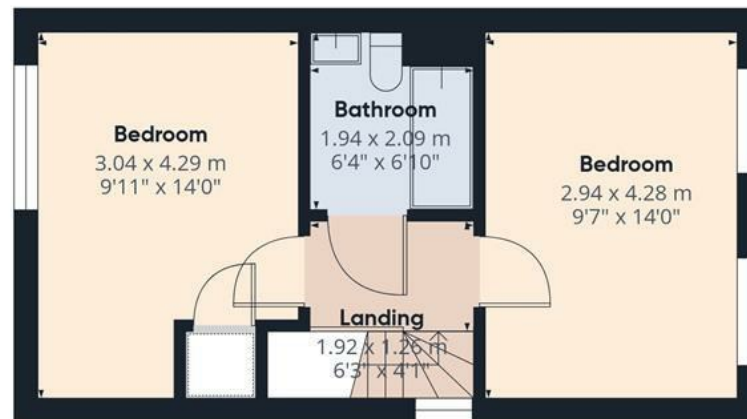
The property was originally held under a shared ownership leasehold arrangement. We are advised that the property has since staircased to 100% ownership and is believed to be freehold. However, prospective purchasers are advised to verify the tenure and any related legal matters with their solicitor before proceeding.







Floor 0



Floor 1

Approximate total area⁽¹⁾

64.4 m²

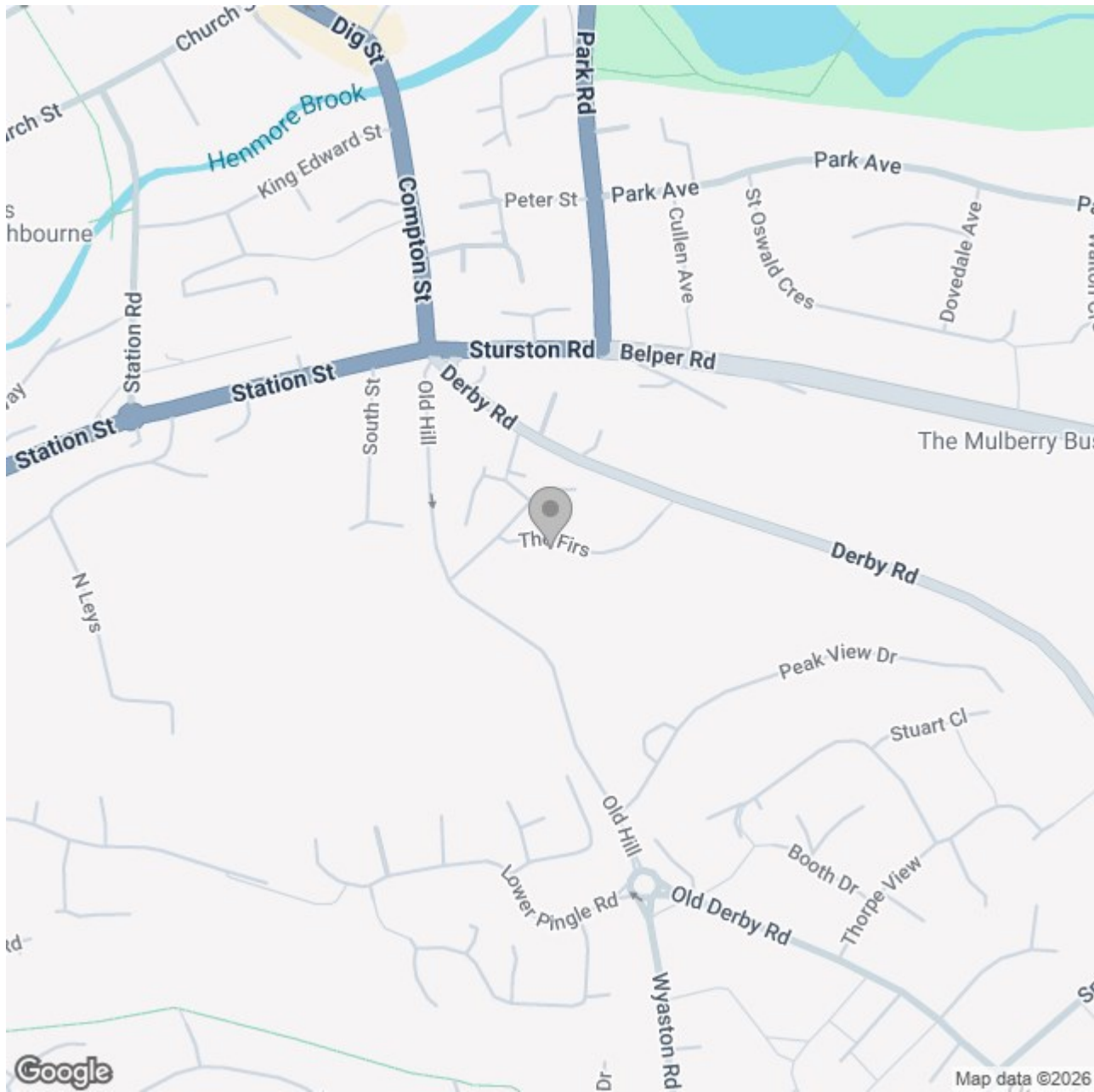
692 ft²

(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		96
(81-91) B	83	
(69-80) C		
(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 	