



Mayfield Road, Ashbourne DE6 1AS

welcome to

Mayfield Road, Ashbourne

Situated on a popular residential road in Ashbourne, the property is conveniently located close to local schools, shops and everyday amenities, with the town centre and excellent transport links just a short distance away.



Entrance Hall

12' 1" x 3' 5" (3.68m x 1.04m)

The entrance hall provides a welcoming introduction to the property, featuring tiled flooring, a radiator, and access to all principal ground floor rooms, as well as the staircase rising to the first-floor accommodation.

Lounge

13' 6" x 11' 10" (4.11m x 3.61m)

The lounge is a comfortable reception room featuring carpeted flooring and a small bay window to the front elevation, allowing plenty of natural light to fill the space. A feature fireplace with hearth provides an attractive focal point, complemented by a wooden surround to the original fireplace opening. A radiator completes the room.

Dining Room

13' 7" x 13' 3" (4.14m x 4.04m)

The dining room features carpeted flooring and a window overlooking the rear garden, providing a pleasant outlook and natural light. The room also benefits from a useful storage cupboard and under stairs storage, a wall-mounted radiator, and an original fireplace opening which is currently unused, adding character to the space.

Kitchen

8' 5" x 7' 9" (2.57m x 2.36m)

The kitchen is fitted with a range of base units with complementary work surfaces and benefits from wooden flooring throughout. A window to the rear elevation provides natural light, while a tall storage cupboard matching the units offers additional practical storage. Integrated appliances include an oven with hob and extractor fan above, complemented by a stylish marble splashback behind the cooking area.

Landing

The landing provides access to all first-floor accommodation and features carpeted flooring with matching carpeted stairs. A wooden handrail adds a traditional touch, while the space offers a practical

and well-connected central area within the home.

neighbours bin route.

Bedroom One

13' 7" x 7' 8" (4.14m x 2.34m)

Bedroom One is a well-proportioned double bedroom featuring carpeted flooring and a window to the front elevation, allowing for plenty of natural light and creating a bright and comfortable space.

Bedroom Two

12' 2" x 9' 8" (3.71m x 2.95m)

Bedroom Two featuring carpeted flooring, a radiator, and a window to the rear elevation, providing natural light and pleasant views over the garden.

Bedroom Three

8' 4" x 5' 6" (2.54m x 1.68m)

Bedroom Three is a small but versatile room featuring carpeted flooring, a radiator, and a window to the rear elevation allowing for natural light. Ideal as a home office, nursery, or playroom, the space offers flexibility to suit a variety of needs.

Bathroom

The bathroom is fitted with an L-shaped bath with shower over, complemented by tiled walls surrounding the bath area and continuing around the room to half-height. The suite also includes a hand wash basin and low-level WC. A window provides natural light and ventilation, while laminate flooring offers a practical and easy-to-maintain finish.

Garden/Exterior

The property benefits from a generous and secure rear garden, offering an excellent outdoor space for families and entertaining. Predominantly laid to lawn, the garden provides ample room for children to play, while a separate area to the rear is ideal for outdoor seating, dining, or creating a dedicated play area. The enclosed nature of the garden offers both privacy and security.

Agents Notes

This is property has a private right of way for the



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welcome to

Mayfield Road, Ashbourne

- Three-bedroom semi-detached house
- Private enclosed rear garden
- Close to local amenities and schools
- Ideal family home or first-time purchase
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Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ABN106989 - 0003

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