



The Ivies Painters Lane,Ednaston Ashbourne DE6 3AE

welcome to

The Ivies Painters Lane, Ednaston Ashbourne

This well proportioned four bedroom semi detached home on Painters Lane, Ednaston offers flexible family living. This home offers strong connections to Ashbourne, Derby, local amenities, and countryside walks, making it a convenient and appealing home in a desirable Derbyshire village.



Auctioneer's Comments

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Entrance Porch

The entrance porch is approached through a privacy glass door, creating a bright yet discreet welcome into the home. The space features a brick wall detail and a practical corner storage cupboard ideal for everyday items. A ceiling light, tiled flooring and a privacy window into the shower room. From the porch, a glass panel door leads through to the entrance hall, enhancing the sense of openness and flow.

Entrance Hall

The entrance hall features a privacy window to the front, allowing natural light in while maintaining

discretion. A radiator and useful under stairs storage offer room for household items. The hall is illuminated by two ceiling lights and finished with comfortable carpeted flooring, creating a welcoming first impression.

Shower Room

The shower room is fitted with carpeted flooring and includes a radiator for added comfort. A privacy window looking into the entrance porch provides natural light while maintaining discretion. The suite comprises a WC, hand wash basin, and a shower cubicle. The space is well lit by a ceiling light and supported by an extractor fan for ventilation.

Kitchen

13' 2" x 10' 1" (4.01m x 3.07m)

The kitchen offers a generous footprint with plenty of scope for modernisation, featuring a slightly dated but spacious layout that's ideal for redesign or family use. It includes a gas stove, double electric oven, and worktop space, while a window overlooking the garden creates a pleasant outlook. Finished with strip lighting, tiled flooring, space for a fridge/freezer and dishwasher under the sink, wall and base units.

Store/Utility Room

12' 11" x 10' 9" (3.94m x 3.28m)

The utility room/ store forms part of the property's extension and provides a practical additional workspace, complete with a window overlooking the garden that brings in natural light. It also houses the boiler, making it a convenient and functional area for laundry and household tasks. Finished with strip lighting, space for washing machine and floor to ceiling cupboards.

Lounge

19' 6" x 13' 5" (5.94m x 4.09m)

The lounge is a bright and inviting space, featuring a large bay window that floods the room with natural light and offers open views across the south west facing garden. Double doors through to the dining room. Soft carpeted flooring adds warmth underfoot, while a feature fireplace-currently not in use-

provides an attractive focal point with potential for reinstatement or decorative styling. Finished with wooden beam and ceiling pendant light.

Dining Room

16' 4" x 10' 8" (4.98m x 3.25m)

This versatile dining room features soft carpeted flooring, window to the front, double doors through to the lounge and additional double doors through to the distinctive simple style conservatory that enhances the sense of space and provides an attractive connection to the garden. Finished with two ceiling pendant lights and feature fireplace.

Conservatory

12' 5" x 9' 5" (3.78m x 2.87m)

The conservatory features a solid brick base with windows surrounding the upper section, allowing plenty of natural light to fill the space. A patio door open directly onto the rear garden, creating a smooth indoor-outdoor connection. The room includes a wall mounted light and is finished with practical lino flooring, making it easy to maintain and ideal for everyday use.

Bedroom One

16' 1" x 9' 5" (4.90m x 2.87m)

Bedroom One is a generous double room featuring dual aspect windows that bring in excellent natural light. The space includes carpeted flooring, and a convenient in room sink, making it a practical and comfortable main bedroom. Finished with ceiling light and radiator.

Bedroom Two

12' 3" x 11' 9" (3.73m x 3.58m)

Bedroom Two is a super bright double bedroom, benefiting from a rear facing large window providing excellent natural light and a comfortable layout. It includes a practical in room sink and a small amount of built in storage, making it a functional and appealing space for guests or family members. Finished with ceiling light and cork tile flooring.

Bedroom Three



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Bedrooms
- Garage and Driveway

Tenure: Freehold EPC Rating: E
Council Tax Band: D

guide price

£340,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ABN107036 - 0003

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