



The Firs, Wyaston Ashbourne DE6 2DG

welcome to

The Firs, Wyaston Ashbourne

Three bedroom home located within the sought-after Firs Estate in Wyaston, the property enjoys a peaceful residential setting while remaining conveniently positioned for Ashbourne town centre, local amenities, schools, and commuter links.



Entrance Hall

A spacious and inviting entrance hall providing access to all areas of the home. Offering an excellent first impression, this well-proportioned space benefits from contemporary laminate flooring with underfloor heating, recessed spot lighting, and ample room for coats, shoes, and occasional furniture. Bright and practical, the hallway creates a welcoming flow throughout the property and sets the tone for the accommodation beyond.

Cloakroom/Wc

A generously sized cloakroom fitted with a low-level W/C and a contemporary wall-hung hand wash basin incorporating useful storage beneath. The room benefits from matching laminate flooring, underfloor heating, flowing seamlessly from the entrance hall, part tiled walls for practicality and ease of maintenance, and a window to the front elevation allowing for natural light. A well-appointed and functional space, ideally positioned to serve the ground floor accommodation.

Lounge

13' 8" x 9' 3" (4.17m x 2.82m)

A spacious and well-presented lounge enjoying a bright and airy atmosphere, enhanced by attractive laminate flooring, underfloor heating that continues seamlessly from the entrance hall and cloakroom. Decorative ceiling coving adds a touch of character, while a patio door provides direct access to the rear garden and is flanked by full-height windows on either side, allowing an abundance of natural light to flood the room. Offering ample space for a range of living room furniture, this comfortable reception room is ideal for both everyday family living and entertaining guests.

Kitchen/Diner

18' 3" x 9' (5.56m x 2.74m)

A stylish and spacious kitchen/diner benefiting from the same attractive laminate flooring, underfloor heating that flows throughout the ground floor accommodation, creating a seamless and contemporary feel. The dining area offers ample

space for a family dining table and chairs, complemented by a window to the front elevation and recessed spot lighting, making it an ideal space for both everyday dining and entertaining.

The kitchen is fitted with a comprehensive range of contrasting grey and blue wall and base units, providing excellent storage and workspace. Complemented by marble-effect worktops, the kitchen is well equipped with a built-in microwave, double oven, electric hob, integrated fridge freezer, and dishwasher, along with a designated space for a washing machine. An inset sink is positioned to the worktop, while recessed spot lighting enhances the modern finish. To the rear, patio doors open directly onto the garden, allowing natural light to flood the room and providing easy access to the outdoor space. The kitchen is also home to the Vaillant boiler.

Landing

A spacious landing featuring a window to the rear elevation, allowing natural light to brighten the area. The space is finished with carpeted flooring for comfort underfoot and is complemented by an attractive oak banister, creating a warm and contemporary feel. Providing access to all first-floor rooms, the landing also offers sufficient space for occasional furniture or decorative features.

Bedroom One

12' 3" x 9' 5" (3.73m x 2.87m)

A well-proportioned principal bedroom featuring a window to the rear elevation, enjoying pleasant views over the garden and allowing for plenty of natural light. The room benefits from carpeted flooring, decorative ceiling coving, a radiator, and a combination of ceiling and recessed spot lighting, creating a bright and comfortable space. Offering ample room for a range of bedroom furniture, this is an attractive and relaxing retreat.

Ensuite

A well-appointed en suite fitted with a low-level W/C,

a contemporary wall-hung hand wash basin with useful storage beneath, wall hung towel radiator and an enclosed shower cubicle. The room benefits from tiled flooring, a window to the front elevation providing natural light and ventilation, and part tiled walls with complementary tiled splashbacks for a practical and modern finish. A stylish and functional addition to the main bedroom.

Bedroom Two

11' 8" x 8' 5" (3.56m x 2.57m)

A generous double bedroom featuring carpeted flooring and a window to the rear elevation, allowing for plenty of natural light. The room offers ample space for a double bed and a range of additional bedroom furniture, making it a comfortable and versatile space. Further benefits include a radiator, ensuring warmth and comfort throughout the year.

Bedroom Three

9' 5" x 9' 4" (2.87m x 2.84m)

A well-presented third bedroom featuring carpeted flooring and a window to the front elevation, allowing plenty of natural light to fill the room. Benefiting from built-in wardrobes, the space offers excellent storage while maintaining room for additional furniture. Further features include a radiator, creating a comfortable environment throughout the year. Ideal as a nursery, child's bedroom, or study, this versatile room is perfectly suited to modern family living.

Bathroom

A well-appointed family bathroom fitted with a panelled bath featuring a shower over and complementary tiled surround. The room also includes a contemporary wall-hung wash hand basin, wall hung towel radiator and a low-level W/C. Finished with practical lino flooring and tiled walls, the space is both stylish and easy to maintain. A window to the front elevation provides natural light and ventilation, creating a bright and functional bathroom.

Garden/Exterior



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welcome to

The Firs, Wyaston Ashbourne

- Three-bedroom semi-detached home
- Enclosed rear garden
- Ideal family home
- Garage and Parking.
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Tenure: Freehold EPC Rating: B
Council Tax Band: C

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ABN107043 - 0003

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