

Highfield Road

Ashbourne, DE6 1DX



Upgraded by the current owner and presented in an immaculate condition, this two double bedroomed semi has a stunning open plan ground floor living space with oak flooring, fitted kitchen with integrated appliances, first floor luxury bathroom, landscaped garden and driveway.

£190,000

John German

Entrance to the property is via an entrance lobby with a replacement composite entrance door, stairs to the first floor, a vertical electric radiator, oak flooring and an internal door leading to the main living space.

The lounge area sits to the front of the property having dual aspect uPVC double glazed windows to front and side elevations with fitted blinds, oak flooring and vertical electric radiators. Useful storage is provided via a large understairs storage cupboard. The oak flooring runs through to the kitchen and dining areas with a shaker style fitted kitchen equipped with a range of base and eye level units with roll edge worksurfaces and matching upstands plus an inset one and a half bowl stainless steel sink unit with mixer tap. Integrated appliances comprise a fridge, freezer and slimline dishwasher, "Bosch" eye level built-in oven and built-in eye level microwave, "Bosch" four ring halogen hob with extractor hood over. A uPVC double glazed window overlooks the rear garden and a matching replacement entrance door opens out to the rear patio.

The first floor landing has a fitted carpet, built-in airing cupboard, access to the fully boarded roof space with fitted storage shelving and pull down loft ladder.

Bedroom one overlooks the front elevation with a lovely open outlook and views over to Ashbourne golf course via a uPVC double glazed window. It also has a fitted carpet, electric panel heater, television point and a built-in over stairs wardrobe.

Bedroom two has a uPVC double glazed window overlooking the rear garden, electric panel heater, fitted carpet and a free standing wardrobe (included in the sale).

The stunning bathroom is fitted with a three piece suite comprising concealed flush WC, wash basin and "P" shaped panelled bath with shower over a glass shower screen. There is full height ceramic tiling, a towel rail, wall mounted mirror with integrated lighting, electric fan heater, extractor fan and uPVC double glazed window to the rear.

Outside to the front of the property is a lawned garden with herbaceous shrubs and an ornamental tree. The tarmaced driveway provides ample parking and there is gated side access to the fully enclosed rear garden that has been landscaped to make the most of the sloping plot. Laid out over two levels, it is mainly laid to lawn with retaining sleepers and steps. Adjacent to the house is a paved patio area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

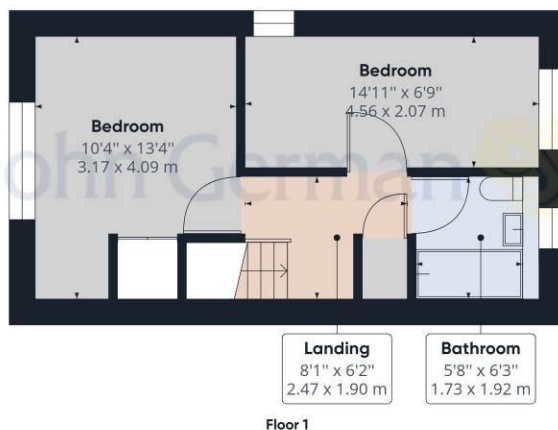
Services: Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.derbyshireddales.gov.uk

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/18012023

Local Authority/Tax Band: Derbyshire Dales / Tax Band B



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Approximate total area⁽¹⁾
648.75 ft²
60.27 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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