# Buxton Road Ashbourne, DE6 1EX







Walking distance to all of Ashbourne's town centre facilities and amenities this delightful, two-bedroomed cottage is full of character but with a modern twist, ideal first time purchaser, professional or retired couple the property would also make an excellent buy-to-let investment purchase or holiday cottage opportunity.

Sin & Letings

£165,000



At the front of the property is a lovely sitting room with log burning stove, sash window and real wood flooring.

Leading onto a modern kitchen fitted with shaker style base and eye level units with wooden block worksurfaces, built-in oven, four ring gas hob, pull out extractor fan, Belfast sink, tiled splashbacks and an integrated dishwasher, spaces have been left for a washing machine and fridge freezer.

Open plan to the kitchen is a cosy dining area with barrel ceiling and a large walk-in storeroom.

On the first floor are two bedroom and a stunning four piece suite comprising roll top daw foot bath, separate shower enclosure, wash basin in vanity unit with storage cupboard beneath and a concealed flush WC.

Outside to the rear of the property is a small yard area ideal for storage and steps lead up to a fully endosed paved terrace which is a great space for catching a few rays of dining alfresco with stunning views over the roof tops of Ashbourne up to the countryside beyond. **Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). **Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

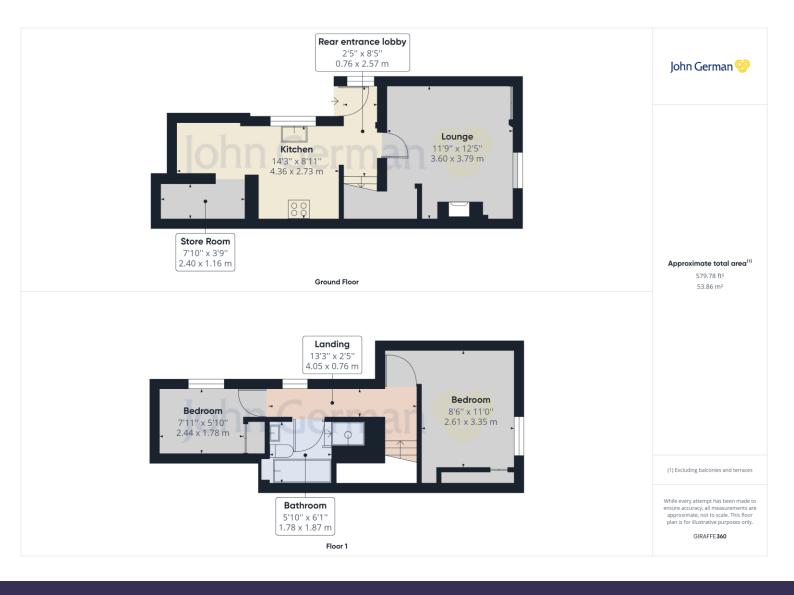
### **Useful Websites:**

www.gov.uk/government/organisations/environmentagency

www.derbyshiredales.gov.uk

Our Ref: JGA/08032023

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

















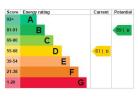


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