

# Oxmead

Mayfield, Ashbourne, DE6 2HZ



Well-presented three-bedroom mid terraced property, located in a popular village location of Mayfield, with a delightful lawned garden with patio seating area and single detached garage. The property is ideal for a first-time buyer or investor.

£190,000

John German

Being approximately 3 miles from the centre of the renowned market town of Ashbourne known as the gateway to Dove Dale and the famous Peak District National Park which provides some stunning and beautiful scenery. The front door opens into the sitting room, which has a central heating radiator, feature marble fireplace with inset electric fire with built-in recess cupboards and shelving. Sealed units double glazed windows in UPVC frames to front and opening leading into:

The dining kitchen, which has tile flooring, rolled edge preparation surfaces with inset one and a half stainless steel sink with adjacent drainer and chrome mixer tap over with tiled splashback surround. Having a range of cupboards and drawers beneath with integrated electric fan assisted oven with four ring electric hob over with extractor fan canopy over, freestanding space for fridge freezer. Complimentary wall mounted cupboards over and wooden latch door opening into staircase to first-floor. Wooden door provides access to:

Inner lobby area, with continuation of tile flooring with useful built-in cupboards with appliance space and plumbing for dishwasher beneath, opaque UPVC door to utility area and door provides access to the:

Shower room, which has a white suite comprising pedestal wash hand basin with chrome mixer tap over, low-level WC, double shower cubicle with chrome mains shower over, chrome ladder style heated towel rail, electric extractor fan and sealed unit double glazed opaque window in UPVC frame to side.

Moving into the utility area, it has a tile floor, with appliance space and plumbing for washing machine and separate tumble dryer and other white goods. Electric extractor fan and sealed unit double glazed UPVC stable door providing access to rear.

On the first floor landing, there are doors providing access to bedrooms with sealed unit double glazed window in UPVC frame to rear and a staircase to the second floor.

The principal bedroom has useful built-in wardrobes and dressing table, central heating radiator and sealed units double glazed windows in UPVC frames to front.

The second bedroom has a central heating radiator, and sealed unit double glazed window in UPVC frame to rear.

Bedroom three, on the second floor, has a central heating radiator and sealed unit double glazed window in UPVC frames to front.

Outside to the front of the property is a delightful front courtyard seating area. To the rear of the property is a lawned garden with timber fence surround with a raised patio sun terrace seating area at the foot of the garden. The property also benefits from a single detached garage, with power and lighting.

**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/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA03072023

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B











Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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#### Agents' Notes

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