

The Crescent

Mayfield, Ashbourne, DE6 2JE



Situated in the desirable village of Mayfield, on the outskirts of Ashbourne, this beautifully presented semi-detached property has been extended and offers a fantastic opportunity for a first time buyer or young family.

£230,000



John German 

This three-bedroom semi-detached property presents an excellent opportunity for first-time buyers or young families seeking a comfortable and spacious home. With a rear extension, a generous rear garden and convenient off-street parking, whilst internally comprising; entrance hall, sitting room, dining kitchen, utility room, guest cloakroom, three bedrooms and a bathroom.

Entering through the front door into the reception hallway, there is a staircase rising to the first floor.

A door opens into the sitting room with a UPVC double glazed window to the front and a feature fireplace with inset coal effect gas fire.

Moving into the dining kitchen, it has a range of base and eye level units and rolled edge preparation surfaces with inset stainless-steel sink. There is space and plumbing for a dishwasher and a Range Master electric oven with five ring hob over with extractor fan canopy. A UPVC double glazed window frames views over the rear garden and there is a useful under stairs storage cupboard/pantry with thrawl and shelving with a UPVC double glazed window to the side.

The separate utility room has rolled edge preparation surfaces with inset stainless-steel sink and space and plumbing for appliances. There is a UPVC double glazed window to the rear and a UPVC door providing access to the garden.

The guest cloakroom has a wall mounted wash hand basin, low-level WC and a UPVC double glazed opaque window.

On the first-floor landing there is a UPVC double glazed window to the side, loft access hatch and doors off providing access to the bedrooms and the bathroom.

The principal bedroom has useful built-in wardrobes with mirrored sliding doors and a UPVC double glazed window to the front.

The second bedroom has a UPVC double glazed window to the rear.

Bedroom three has a UPVC double glazed window to the front and a useful bulkhead over stair storage cupboard.

Completing the accommodation is the bathroom which has a white suite comprising; wash hand basin with vanity base drawers beneath, low-level WC, bath with glass shower screen and electric shower, chrome ladder style heated towel rail, electric extractor fan and UPVC double glaze opaque window to the rear.

Outside, the property boasts a generously sized rear garden with a patio seating area, steps lead to a lawn with a timber fence surround and hard-standing with a timber shed. To the front of the property is a spacious tarmac driveway, providing ample off road parking for multiple vehicles, ensuring hassle-free parking and adds to the convenience of the property.

Agents note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

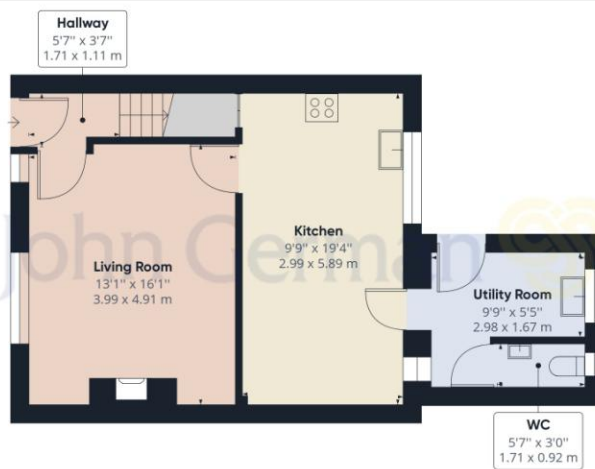
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

Our Ref: JGA/140823

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



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾
948.72 ft²
88.14 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		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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