



**Mayfield Avenue, Mayfield Ashbourne DE6 2JB**

**welcome to**

**Mayfield Avenue, Mayfield Ashbourne**

Three-bedroom home with beautiful rural views, large garden and chain free. All this in the prime location of Mayfield Village, offering peaceful village living with the convenience of local amenities, rural walks, transport links and a short drive to the Ashbourne town centre.



### **Entrance Hall**

Entering the property into a porch area perfect for muddy boots then progressing into a welcoming entrance hall providing access to all areas of the property.

### **Cloakroom**

Downstairs cloakroom providing convenience. Featuring WC, wash basin and window for natural ventilation.

### **Lounge**

12' 5" x 11' 5" ( 3.78m x 3.48m )

The lounge is located at the front of the property and is generously sized, designed to provide a welcoming atmosphere. It features large windows that flood the space with natural light. This makes it an ideal spot for relaxation or entertaining

### **Dining Room**

11' 4" x 9' 4" ( 3.45m x 2.84m )

This gorgeous dining room connects to the kitchen, creating an open and inviting space. Perfect for family gatherings. Large windows line the walls, offering a cheerful view of the outdoor space.

### **Kitchen**

11' 5" x 10' 2" ( 3.48m x 3.10m )

A practical sized kitchen with tiled flooring, fitted with a gas oven, sink with rear window views, plenty of cupboard space and access to the gardens

### **Landing**

includes carpeted flooring and an airing cupboard with the water tank and loft access

### **Bedroom One**

12' 9" x 11' 4" ( 3.89m x 3.45m )

A spacious double bedroom with carpet throughout, radiator, window to the front, ceiling light and space for double wardrobe

### **Bedroom Two**

12' 8" x 12' 5" ( 3.86m x 3.78m )

A good double bedroom featuring carpet

throughout, ceiling light, radiator, and rear-facing window.

### **Bedroom Three**

8' 8" x 7' 8" ( 2.64m x 2.34m )

A well-sized single room with carpet throughout, radiator, ceiling light and window which offers natural light, perfect space for a home office.

### **Bathroom**

Generous sized bathroom fitted with a bath, wash basin, WC, tiled finish and large window to the rear.

### **Outside**

This property benefits from a large outdoor space with garden to the front and rear.

To the front of the property it features a grassed area and flower beds perfect for those horticultural needs. To the rear of the property wrapping round from the front naturally with more grassed area, borders with mature shrubs, paved areas perfect for outdoor seating and brick-built storage. The rear garden benefits from the peaceful rural views.

### **Agents Notes**

"It has been proposed that there will be a development uplift clause of 20% on any future development with the exception of any garage or extension to the existing dwelling for a period of 20 years"



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welcome to

## Mayfield Avenue, Mayfield Ashbourne

- Chain Free.
- Three Bedrooms.
- Beautiful Rural Views.
- Large Garden Space.
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Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£249,950**



Please note the marker reflects the  
postcode not the actual property

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