



**Ashton Close, Ashbourne DE6 1TL**

**welcome to**

**Ashton Close, Ashbourne**

Bagshaws Residential are delighted to welcome to the market this three-bedroom detached corner plot being sold with NO UPWARD CHAIN. On the popular Ramblers Gate Estate built by David Wilson Homes. Viewing is considered ESSENTIAL to appreciate the standard and size of the accommodation on offer.



### **Entrance Door**

Leading into...

### **Entrance**

Having a central heating radiator, vinyl floor, cupboard, stairs, doors off to...

### **Guest Cloakroom**

Having vinyl flooring, central heating radiator, WC, wash basin with splashback, downlights.

### **Lounge**

10' 10" x 15' 10" ( 3.30m x 4.83m )

A bright room offering dual aspect windows allowing plenty of natural light into the space. Decorated with carpet flooring, two ceiling lights and radiator.

### **Kitchen/Diner**

15' 9" x 10' 1" ( 4.80m x 3.07m )

David Wilson upgraded kitchen diner is another bright and welcoming room. Fitted with a range of stylish base and wall units in gloss with integrated stainless steel sink with window overlooking the rear garden as well as integrated dishwasher, fridge freezer, six ring gas hob and practical double ovens. Space for washing machine. Convenient French doors lead straight into the rear garden.

### **Landing**

Having a window to the rear elevation, loft access, cupboard.

### **Master/Bedroom One**

11' 2" x 10' 11" ( 3.40m x 3.33m )

Neutrally decorated with carpet flooring, central heating radiator and window to the side elevation, Access to the en suite.

### **Ensuite**

Having vinyl floor, heated towel rail, mains shower cubicle, WC, wash basin, window to the front elevation, tiling

### **Bedroom Two**

12' 4" x 9' 4" ( 3.76m x 2.84m )

Having central heating radiator, window to the front elevation.

### **Bedroom Three**

6' x 9' 7" ( 1.83m x 2.92m )

Having central heating radiator, window to the side elevation.

### **Bathroom**

Having vinyl floor, tiling, bath, WC, wash basin, heated towel rail, window to the front elevation.

### **Exterior And Gardens**

The front of the property is predominantly laid to lawn with a variety of plantings along with mature shrubs and an outdoor light. The rear garden is a secure/ private garden that consists of a patio area along with a path leading from the patio to the side gate there is also brick and timber boundaries, outdoor tap, gravel borders, timber gate and an additional side path.

### **Single Detached Garage**

20' 4" x 10' 9" ( 6.20m x 3.28m )

Having a tarmac driveway with space for two cars with gravel borders leading to a single detached garage with a manual up and over door, power and lights.



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## Ashton Close, Ashbourne

- No upward chain
- Detached corner plot
- Mater bedroom with ensuite
- Enclosed garden
- Garage and off-road parking

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

offers in the region of

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ABN106864 - 0008

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