



Premier Avenue, Ashbourne DE6 1LH

welcome to

Premier Avenue, Ashbourne

Four-bedroom family home on sought-after Premier Avenue, close to local shops, schools, and amenities. Features a landscaped garden, driveway and garage.



Entrance Hall

The entrance hall welcomes you through a double-glazed UPVC door with a side window. Also including a radiator, ceiling light, under-stairs cupboard offers convenient storage. The hall provides access to all ground-floor rooms and leads seamlessly to the stairs to the first floor, creating a practical and inviting central hub to the home.

Cloakroom

A cloakroom features a WC and hand wash basin with a modern mixer tap and splashback. The room is finished with a radiator, extractor fan and ceiling light, while porcelain floor tiles add a sleek, durable finish.

Study

9' 3" x 6' 4" (2.82m x 1.93m)

This versatile room is a bright and comfortable space, featuring a window to the front, a radiator and carpeted flooring, the room is currently used as study but could be used as a play-room or single guest room.

Lounge

21' 3" x 11' 2" (6.48m x 3.40m)

The lounge is a spacious and inviting room, featuring a bay window to the front with pleasant views over distant hills and patio doors to the rear garden bringing in plenty of natural light. The room is fitted with two radiators, two wall lights and two ceiling lights, whilst carpeted flooring adds comfort. A multi-fuel stove set on a granite and limestone surround and hearth provides a charming focal point.

Dining Room

10' 1" x 8' 1" (3.07m x 2.46m)

Dining room features a bay window to the rear, filling the space with a natural light and offering views, of the garden. Carpeted floor, radiator and ceiling light, creating an inviting area for family meals or entertaining.

Kitchen

12' 7" x 10' 1" (3.84m x 3.07m)

The kitchen is a Wren design with wall and base units complemented by the quartz worktops, porcelain tiled flooring and a breakfast bar with cupboards underneath. It features a window to the rear overlooking the garden, a stainless-steel sink with mixer tap, and splashback. Integrated appliances include two ovens one being a combination microwave/conventional oven, gas hob with extractor over, dishwasher and fridge freezer combining style and practicality for everyday family living.

Utility Room

6' 3" x 6' 7" (1.91m x 2.01m)

A utility room provides practical convenience, with a side door leading to the garden, a stainless-steel sink with mixer tap, and space for a washing machine. It houses the ideal boiler and is finished with the same porcelain tiled flooring leading from the kitchen.

Landing

The landing features window that floods the space with natural light. It includes an airing cupboard, loft access, and elegant oak handrails, creating a stylish and functional area connecting all first-floor rooms.

Bedroom One

12' 9" x 11' 3" (3.89m x 3.43m)

Bedroom one is a spacious and comfortable room with a window to the rear, radiator, and ceiling light. It features fitted wardrobes for ample storage and carpeted flooring for comfort.

En-Suite

The en-suite features a shower cubicle with a mains-fed shower, a hand wash basin and WC. A heated towel rail included for convenience, while a window to the front brings in natural light. The Walls are tiled to mid-height, and the floor is finished with Amtico tile-effect flooring.

Bedroom Two

11' 5" x 11' 3" (3.48m x 3.43m)

Bedroom two is a double bright and practical room featuring a window to the front providing delightful

views over the distant hills, radiator, ceiling light and carpeted flooring. Fitted wardrobes provide excellent storage making this an ideal space a second room or guest room.

Bedroom Three

11' 4" x 9' 9" (3.45m x 2.97m)

Bedroom three is a comfortable room with a window to the rear, radiator and ceiling light. Carpeted flooring adds comfort, making it a perfect space for children's room.

Bedroom Four

9' 3" x 6' 5" (2.82m x 1.96m)

Bedroom four is a versatile room with a window to the rear, radiator, ceiling light and carpeted flooring it also benefits from a convenient storage cupboard, adding practical space, perfect as a nursery.

Bathroom

The bathroom is fitted with a low-level WC, hand wash basin, and heated towel rail. It features a bath with mains-fed shower and mixer tap, a window to the front for natural light and a cupboard for convenient storage.

Outside

Outside, the property offers a garage and driveway with space for three cars at the front, with brick steps leading to the entrance. Wooden boards with plants and shrubs add a touch of greenery and charm. To the rear there is a brick-paved area, mature borders surround the garden, and a decking area creating a private and inviting outdoor space for relaxing and entertaining.



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welcome to

Premier Avenue, Ashbourne

- Four good-sized bedrooms.
- Utility room.
- Landscaped rear garden.
- Driveway and garage.
- Study room / Bedroom 5.

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£500,000



Please note the marker reflects the
postcode not the actual property

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