



Ashton Close, Ashbourne DE6 1TL

welcome to

Ashton Close, Ashbourne

A deceptively large three double bedroom semi-detached house with accommodation over three floors including a spectacular second floor master bedroom with ensuite shower room/wc. Two double bedrooms to first floor. South facing rear garden & driveway parking for two cars.



Entrance Hall

With a canopy protecting a composite woodgrain entrance door. Luxury vinyl tile floor covering which extends into the cloakroom/wc.

Ground Floor Cloakroom / Wc

A white suite including a wash basin with tiled splashback and wc. Radiator, recess ceiling spotlights and extractor fan.

Inner Lobby

With staircase leading to the first floor which has oak balustrade. Radiator.

Lounge

16' 4" x 12' (4.98m x 3.66m)

With a front facing double glazed bay window overlooking the front gardens. Two radiators and an understairs storage cupboard.

Kitchen/Diner

15' 6" x 10' 6" (4.72m x 3.20m)

A comprehensive range of base and wall cabinets in high gloss light grey with work surfaces which have an upstand and an inset sink unit with mixer tap. Built in appliances include a 4 ring Zanussi gas hob, glass splashback and canopy, eye level fan assisted oven, integrated larder fridge/freezer, integrated full size automatic dishwasher machine and integrated Zanussi washer dryer. Luxury cushion floor covering with a spacious dining area and radiator. Double glazed French doors open onto the southerly facing terrace and enclosed landscaped gardens. A further rear facing double glazed window and a boiler cupboard which houses the Ideal Logic ESP1 35 mains gas fired central heating boiler.

First Floor Landing

With storage cupboard and slatted shelving.

Bedroom Two

13' 6" x 8' 8" (4.11m x 2.64m)

With a rear facing double glazed window which enjoys a delightful open view over the rear gardens. Radiator and four-door fitted wardrobes.

Bedroom Three

12' x 8' 8" (3.66m x 2.64m)

With front facing double glazed window and radiator.

Bathroom

8' 1" x 6' 5" (2.46m x 1.96m)

With a Sottini white suite with chrome fittings featuring a panelled bath with ceramic tiled surround, pedestal wash basin and mixer tap. WC. Central heated towel rail, recess facing double glazed translucent window and extractor fan.

Second Floor Landing

With front facing double glazed windows, a turning staircase to the master bedroom suite and an understairs storage area with radiator.

Bedroom One

19' 4" x 15' 6" (5.89m x 4.72m)

The former measurement excludes the front facing double glazed dormer window which has a radiator beneath. Fitted four-door partial mirrored wardrobe. There are two double glazed Velux rooflights to the rear which provide spectacular open views with partial views of the Peak District at the horizon. Access to the roof space and further radiator.

Ensuite

(included within the master bedroom measurements). A white Sottini suite includes large shower enclosure with sliding door, thermostatic shower, pedestal wash basin with mixer tap and wc. There is a central heated towel rail, extractor fan and recess ceiling spotlights,

Exterior / Gardens

The front garden is lawned by a shrubbery bed and there is a tarmac driveway with two parking spaces. A pathway leads to the side of the property into the rear gardens. The rear garden is enclosed and has a paved terrace adjacent to the property with lawned gardens extending to all boundaries also featuring a shed for storage.



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welcome to

Ashton Close, Ashbourne

- Semi Detached House
- Three Bedrooms with Master Bedroom Suite with Ensuite Shower Room to Second Floor
- Driveway

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

£315,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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