



Dove Street

Ellastone, Ashbourne, DE6 2GY

**** FULLY MODERNISED CHARACTER COTTAGE WITH AMPLE PARKING AND GARAGE TO THE REAR

**** This is a great opportunity to purchase a property full of charm in immaculate condition throughout and in the heart of the village. In brief the property offers a lounge and dining room, both with log burners, a family room, fitted breakfast kitchen and conservatory with utility area. Ground floor bathroom and first floor shower room, FOUR bedrooms and an enclosed garden. A VIEWING APPOINTMENT IS HIGHLY RECOMMENDED.

£399,950

Dove Street

Ellastone, Ashbourne, DE6 2GY



- FULLY MODERNISED COTTAGE • LOUNGE & DINING ROOM • FITTED BREAKFAST KITCHEN
- FAMILY ROOM • CONSERVATORY • FOUR BEDROOMS
- BATHROOM & SHOWER ROOM • GARDEN • PARKING
- GARAGE

LOUNGE

12'9 x 12'6 (3.89m x 3.81m)

DINING ROOM

12'5 x 11'6 (3.78m x 3.51m)

FAMILY ROOM

13'4 x 6'9 (4.06m x 2.06m)

KITCHEN

15'3 x 11'2 (4.65m x 3.40m)

CONSERVATORY

11'4 x 5'9 (3.45m x 1.75m)

INNER HALL

BATHROOM

FIRST FLOOR LANDING

BEDROOM

12'0 x 11'2 (3.66m x 3.40m)

BEDROOM

13'2 x 13'4 max (4.01m x 4.06m max)

BEDROOM

9'7 x 6'6 (2.92m x 1.98m)

BEDROOM

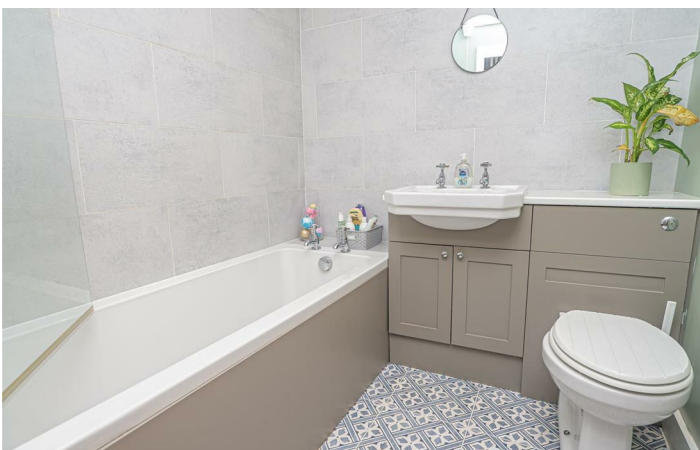
8'4 x 7'1 (2.54m x 2.16m)

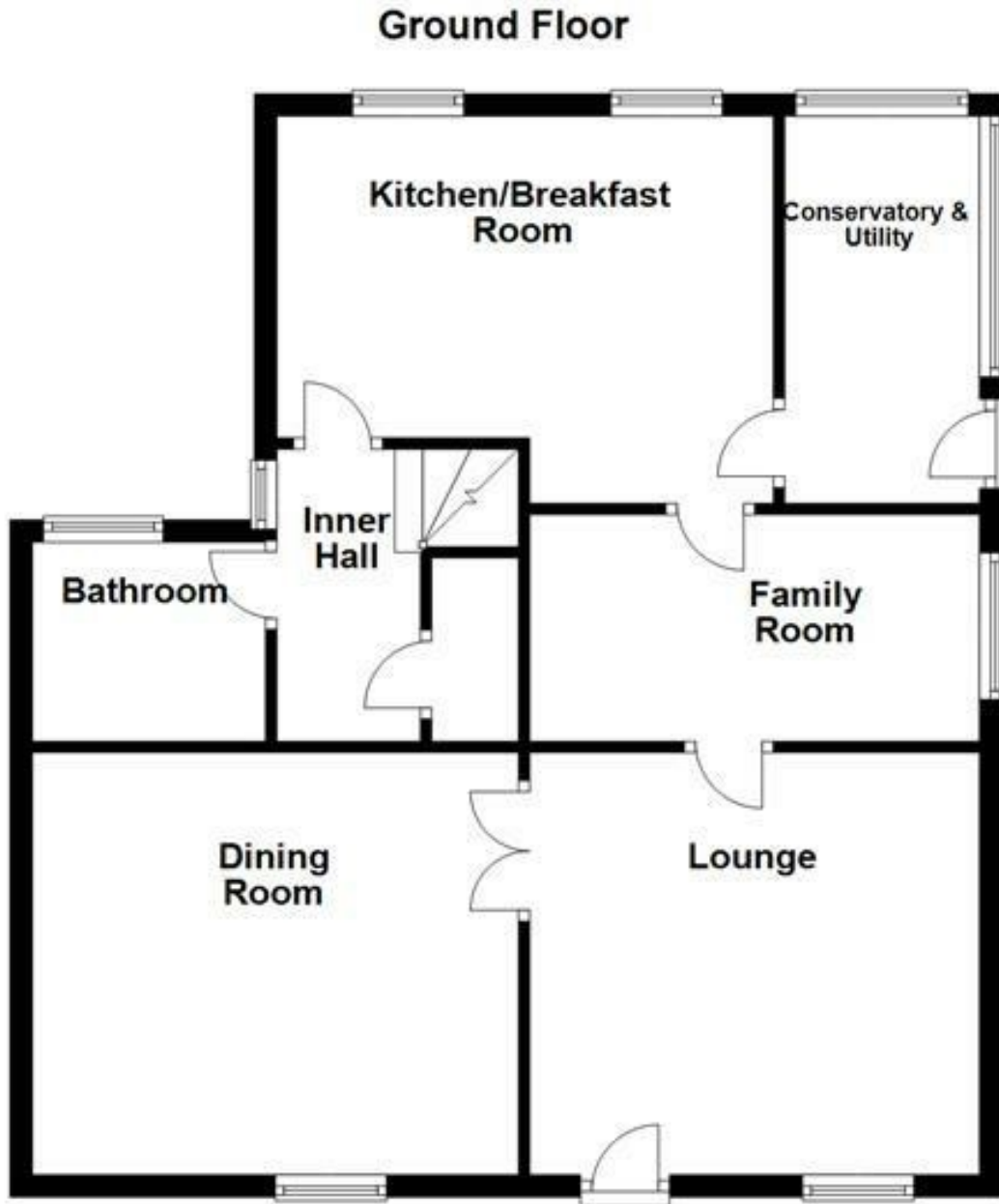
SHOWER ROOM

OUTSIDE



Directions





Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	