





***OPEN DAY, SATURDAY 6TH JULY -
10AM - 2PM, NO APPOINTMENT
NECESSARY ***

Welcome to this charming detached house located on Moorlands Drive in the picturesque village of Mayfield near Ashbourne. Situated in a popular location, this property offers stunning countryside views and is offered for sale with no upward chain. In brief the property offers a hall, lounge with doors onto the garden, separate dining room and a fitted kitchen, Utility room with low flush wc. Four first floor bedrooms (one is used as an office), master with an en suite shower room and a family bathroom. Front and rear gardens, ample parking and a detached double garage.



 **ABODE**
SALES & LETTINGS

HALL

Entrance door into the hall with stairs to the first floor, radiator, storage cupboard and doors to -

LOUNGE

Upvc double glazed window to the front and doors onto the garden, radiator and feature fireplace and surround with gas fire.

DINING ROOM

Upvc double glazed windows to the side and front, radiator and a door to the kitchen.

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and sink drainer unit. Fitted electric double oven with a gas hob and extractor and integrated dishwasher. Upvc double glazed window to the rear, door to the garden and a door into the hall.

UTILITY ROOM/WC

Low flush wc, wash hand basin. plumbing and space for a washing machine, space for a tumble dryer, radiator and upvc double glazed window.

FIRST FLOOR LANDING

Airing cupboard, loft access and doors to -

BEDROOM I

Upvc double glazed window and a radiator.

EN SUITE

Shower, low flush wc, wash hand basin, radiator and upvc double glazed window.



BEDROOM 2

Upvc double glazed window and a radiator.

BEDROOM 3

Upvc double glazed window and a radiator.







BEDROOM 4

Currently used as an office. Upvc double glazed window and a radiator.

BATHROOM

Panel enclosed bath with a shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

DOUBLE GARAGE

Two up and over doors, power and lights window and door onto the garden.

OUTSIDE

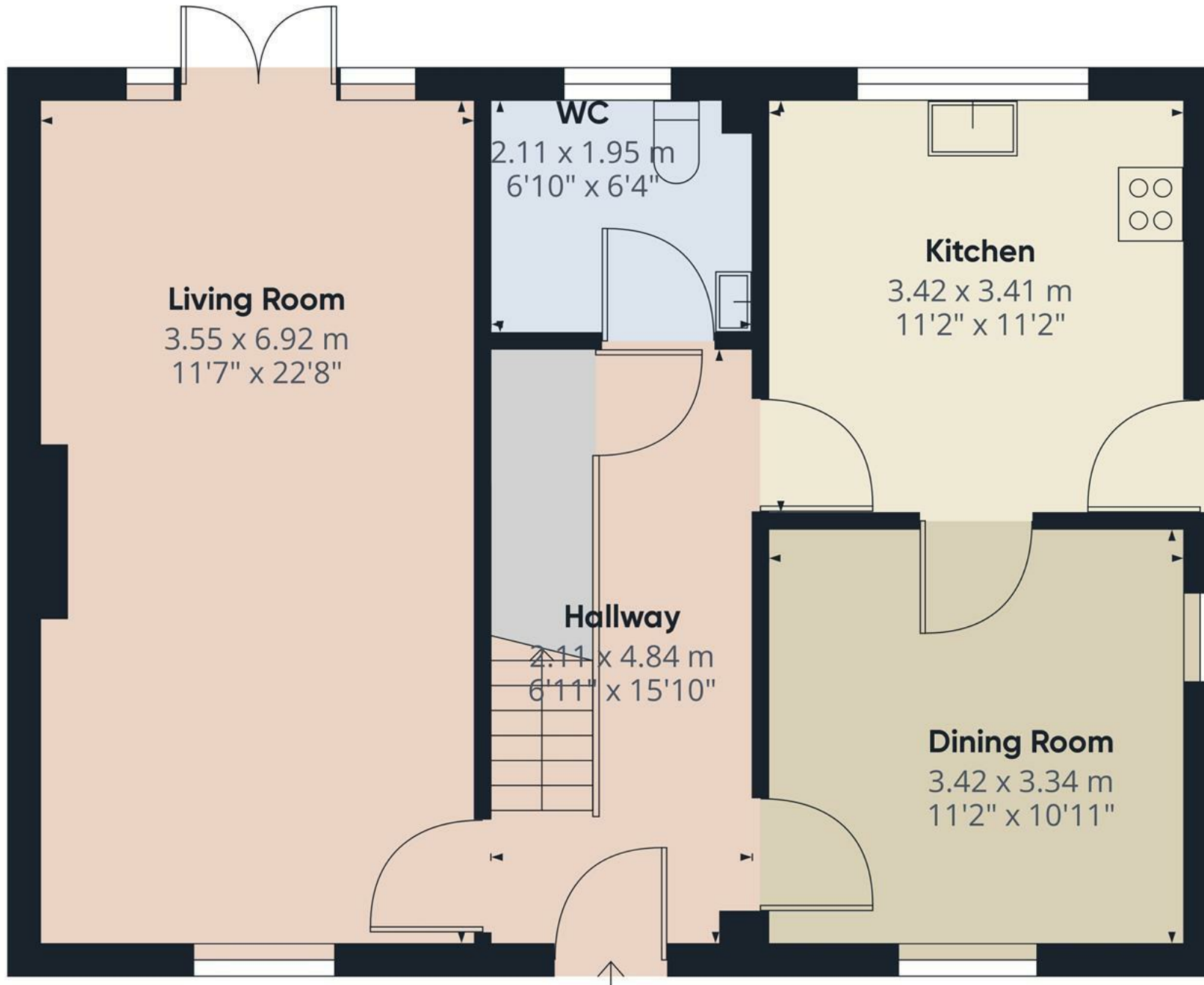
Front lawn and side double width drive with double gates to further parking, the double garage and the rear garden. The rear garden offers a paved patio, lawn, mature shrubs and plants and a timber summer house.







 **ABODE**
SALES & LETTINGS



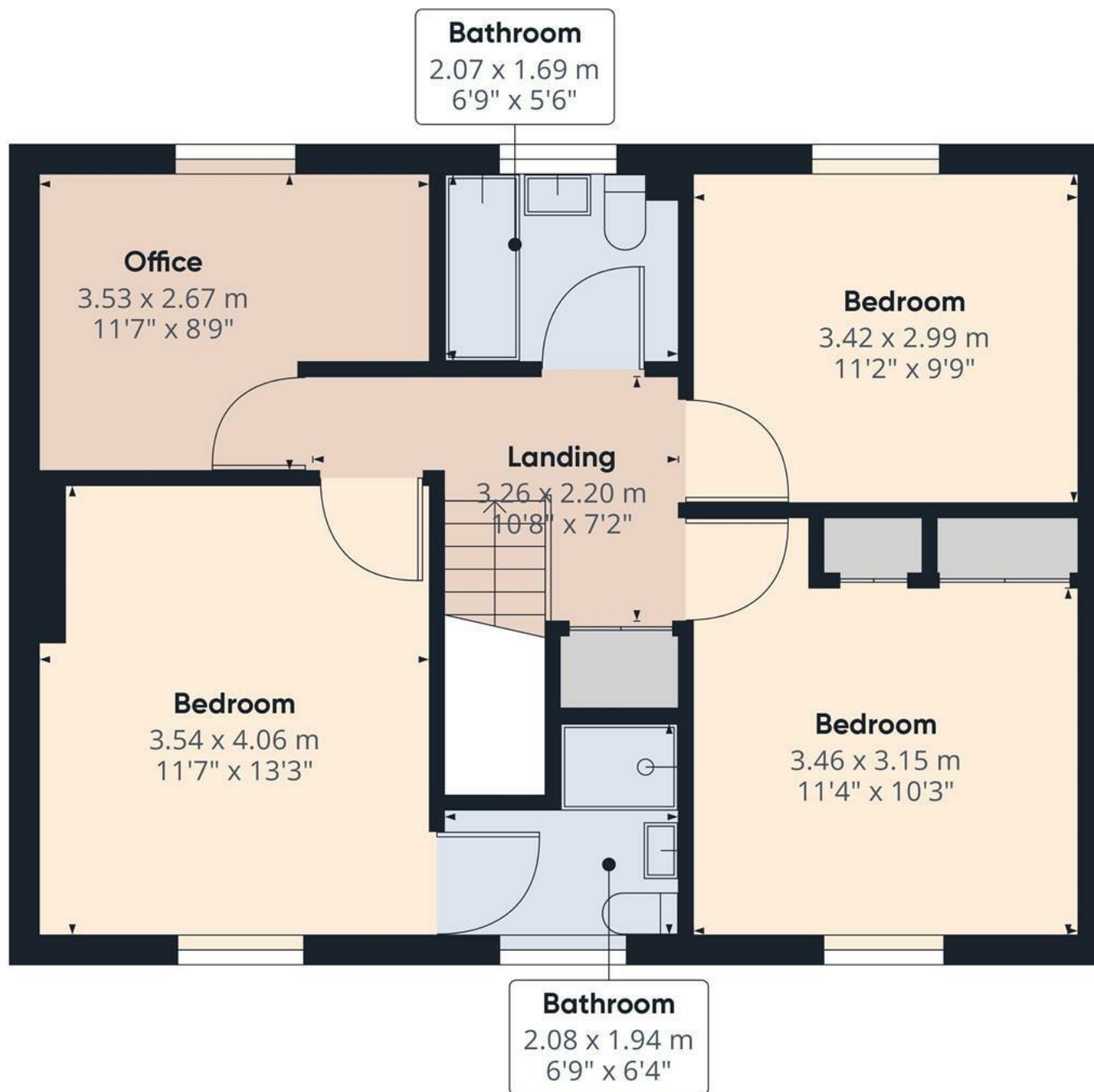
Floor 0

Approximate total area⁽¹⁾
63.15 m²
679.76 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Approximate total area⁽¹⁾

58.83 m²
633.24 ft²

(1) Excluding balconies and terraces.

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