







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.



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## 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.



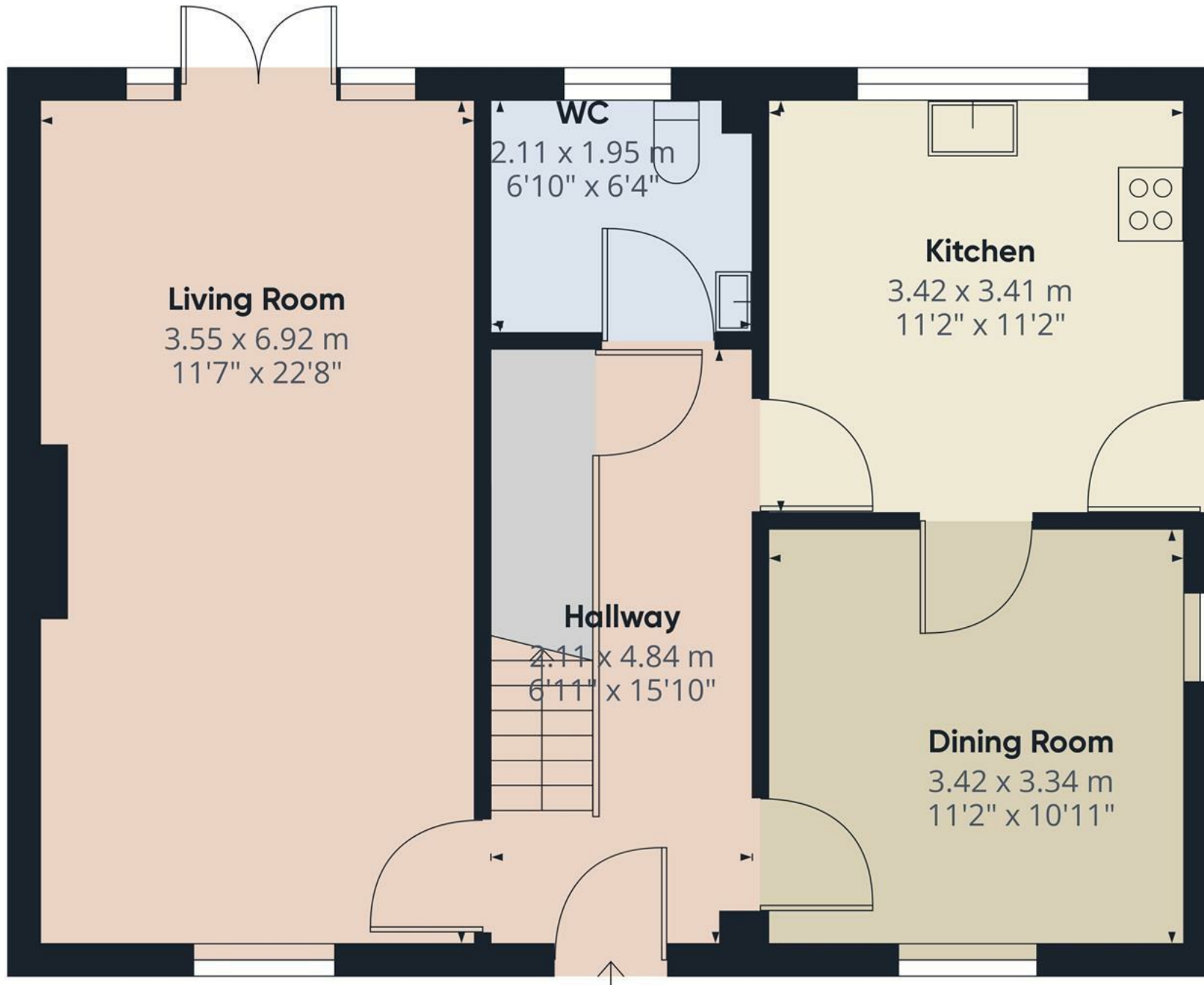








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Floor 0

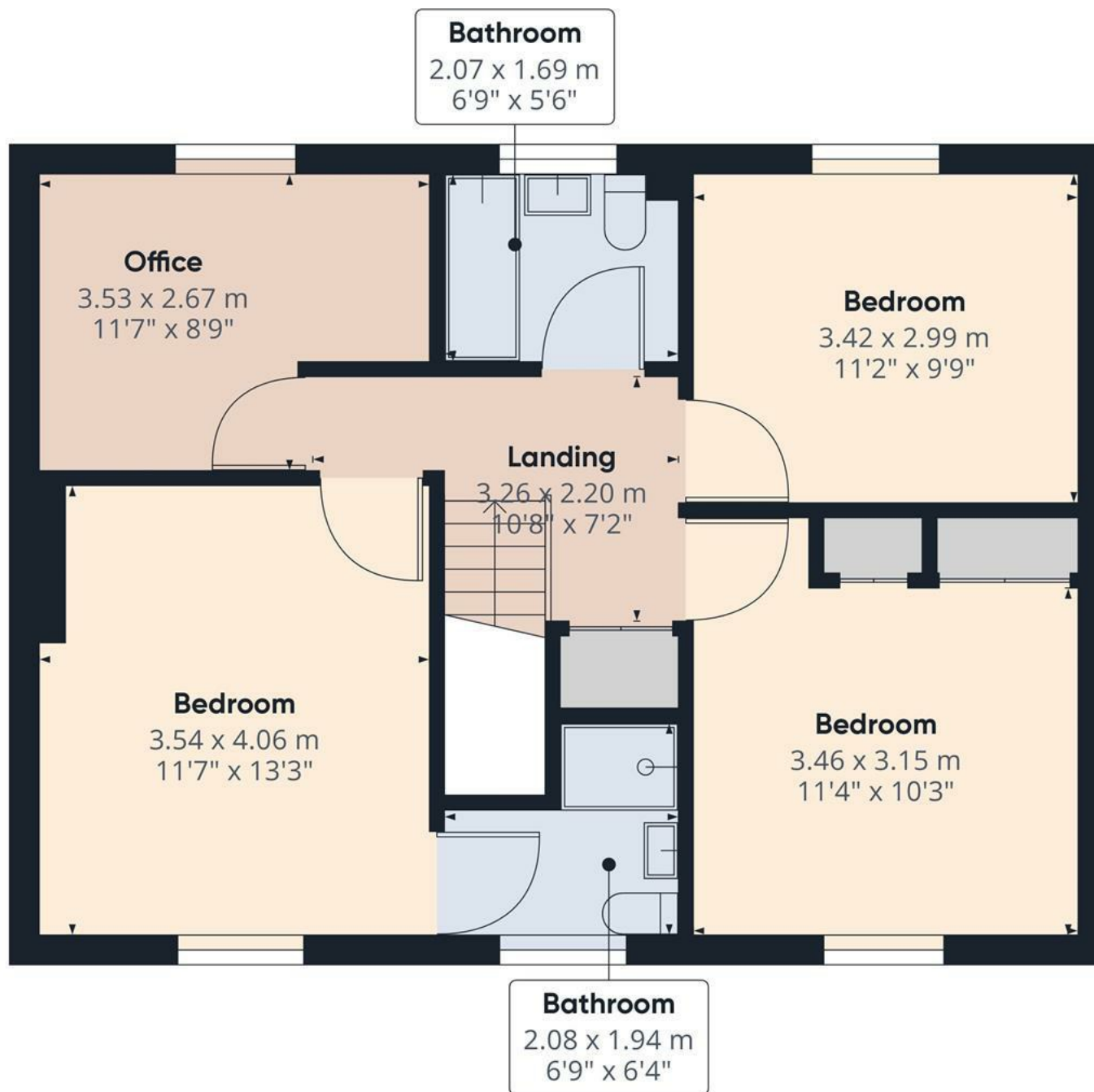
Approximate total area<sup>(1)</sup>  
63.15 m<sup>2</sup>  
679.76 ft<sup>2</sup>

(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<sup>(1)</sup>

58.83 m<sup>2</sup>  
633.24 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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