



## 1 King Edward Street Ashbourne, Ashbourne, DE6 1BW

Welcome to Old Bowling Green, an exciting new development nestled in the heart of Ashbourne, Derbyshire. Boasting a harmonious blend of modern comfort and traditional charm, Old Bowling Green offers six thoughtfully designed dwellings, each tailored to suit the needs of contemporary living.

The Bowling Green is a fantastic development situated in a prime location just a short walk from Ashbourne town centre consisting of 6 three bedroom new build town houses. The developers take pride in ensuring each plot has been finished to the highest standard. The properties benefit from double glazing and a highly efficient Air Source Heat Pump/cylinder to provide hot water and heating. This plot briefly comprises of an Entrance hall; Guest Cloakroom; Open Living Kitchen Diner; Three Bedrooms; Ensuite To The Master; Family Bathroom; Gardens and Allocated Parking.

£335,000

# 1 King Edward Street

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- BUILT & READY TO MOVE IN
- APPROX 1154.11 sq ft
- HIGH QUALITY KITCHEN WITH INTEGRATED APPLIANCES
- ENERGY EFFICIENT NEW BUILD HOME
- THREE BEDROOMS
- PRIME POSITION FOR ASHBOURNE TOWN CENTRE
- IDEAL FAMILY HOME OR BTL

HALL

CLOAKROOM

OPEN PLAN LIVING

FIRST FLOOR LANDING

BEDROOM

BEDROOM

BATHROOM

SECOND FLOOR LANDING

BEDROOM

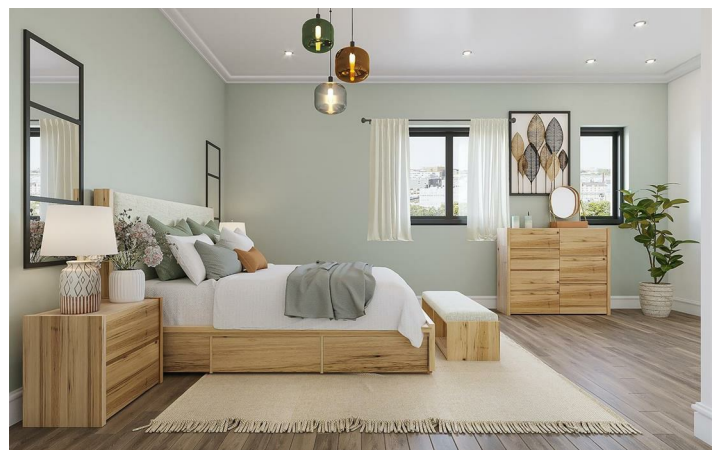
EN SUITE

OUTSIDE

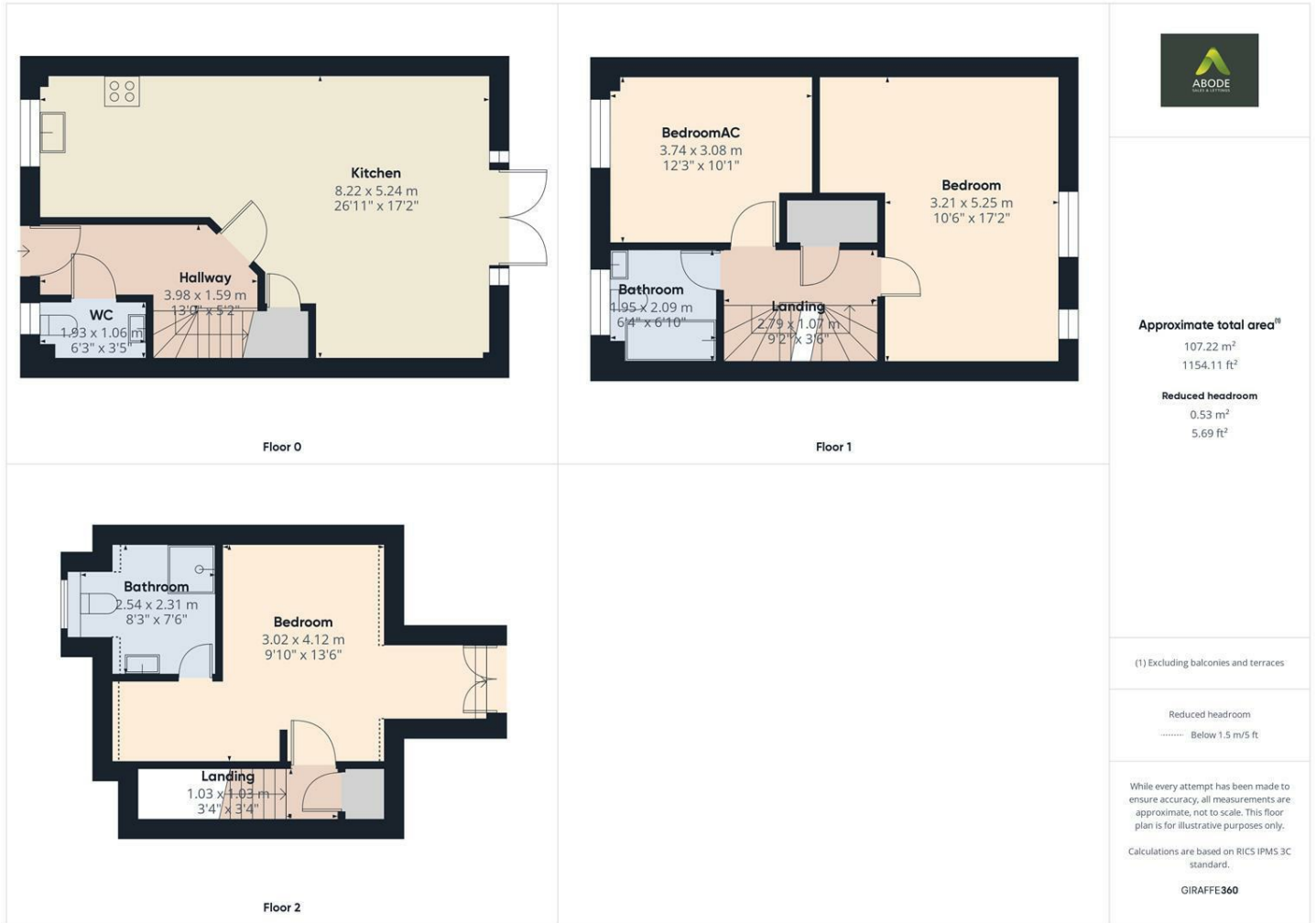
SPECIFICATION



Directions



Floor Plan



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.

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