



6 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.

This stunning three-bedroom home offers the perfect blend of modern design and comfort. Step inside to an open-plan kitchen, living, and dining area that creates a spacious, light-filled environment, ideal for both entertaining and family living. The layout has been carefully crafted to provide a seamless flow between the different spaces, making it easy to host guests or relax with loved ones.

The kitchen features integrated appliances and stylish finishes, offering both functionality and a sleek aesthetic. It opens directly into the living and dining areas, ensuring the space feels open and connected. Whether you're cooking, dining, or unwinding, this central hub of the home is designed for easy, comfortable living.

Upstairs, the master bedroom is a luxurious retreat, complete with its own en-suite bathroom for added privacy and convenience. The en-suite is modern and well-equipped, offering a relaxing space to start and end

£345,000

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- AVAILABLE NOW
- OPEN PLAN LIVING
- BATHROOM & EN SUITE
- APPROX 1288.01 sq ft
- MODERN LIVING IN THE HEART OF ASHBOURNE
- HIGH SPECIFICATION KITCHEN
- GARDEN
- HALL & CLOAKROOM
- THREE BEDROOMS
- PARKING

HALL

CLOAKROOM

OPEN PLAN LIVING

FIRST FLOOR LANDING

BEDROOM

BEDROOM

BATHROOM

SECOND FLOOR

BEDROOM

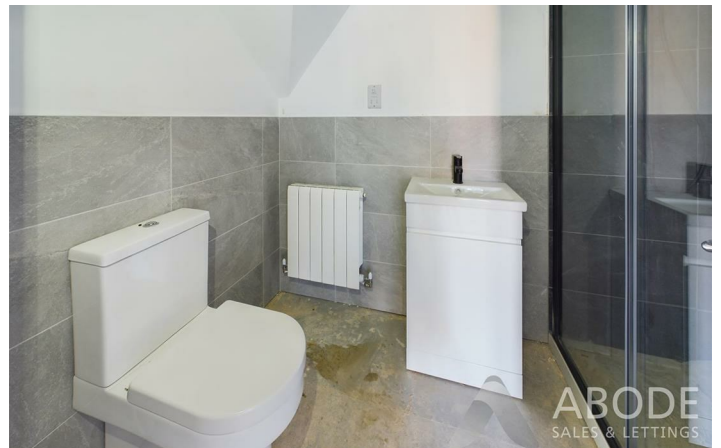
EN SUITE

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.

1 Market Place, Ashbourne, Derbyshire, DE6 1ES
Tel: 01335 300600 Email: ashbourne@abodemidlands.co.uk <https://www.abodemidlands.co.uk>

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	