





Situated in the heart of Ashbourne, this charming low-maintenance home is perfect for those seeking a peaceful retirement lifestyle without the constraints of a purpose-built retirement complex. The property benefits from a private and gated drive entry, ensuring security and exclusivity, with convenient parking to the front. Within walking distance of local amenities, it offers an open-plan living kitchen diner with modern fittings, two well-sized bedrooms, and a stylish shower room. A rear courtyard provides a private outdoor retreat, making this an ideal home for easy, stress-free living.



Hallway

With a UPVC double-glazed frosted front entry door leading into the hallway, featuring tiled flooring throughout. There is access to the loft space via a loft hatch, a smoke alarm, and internal doors leading to:

Living/Dining Kitchen

With a UPVC double-glazed window to the rear elevation and a UPVC double-glazed door providing rear access. The open-plan living space includes a kitchen area fitted with a range of matching base and eye-level storage cupboards and drawers, wood-block effect roll-top preparation work surfaces, a stainless steel sink and drainer with a mixer tap, a four-ring electric hob with a matching extractor hood, an oven/grill, and space for freestanding undercounter white goods. Additionally, there is an electric central heating boiler, a central heating radiator, a TV aerial point, and an electrical consumer unit.

Bedroom One

With a UPVC double-glazed window to the rear elevation and a central heating radiator.

Bedroom Two

With a UPVC double-glazed window to the front elevation and a central heating radiator.

Bathroom


Featuring a three-piece bathroom suite comprising a low-level WC with a continental flush, a bath unit with a shower over and a folding glass screen, a wash hand basin with a mixer tap, and complementary tiling on both the floor and walls. Additional features include a chrome heated towel

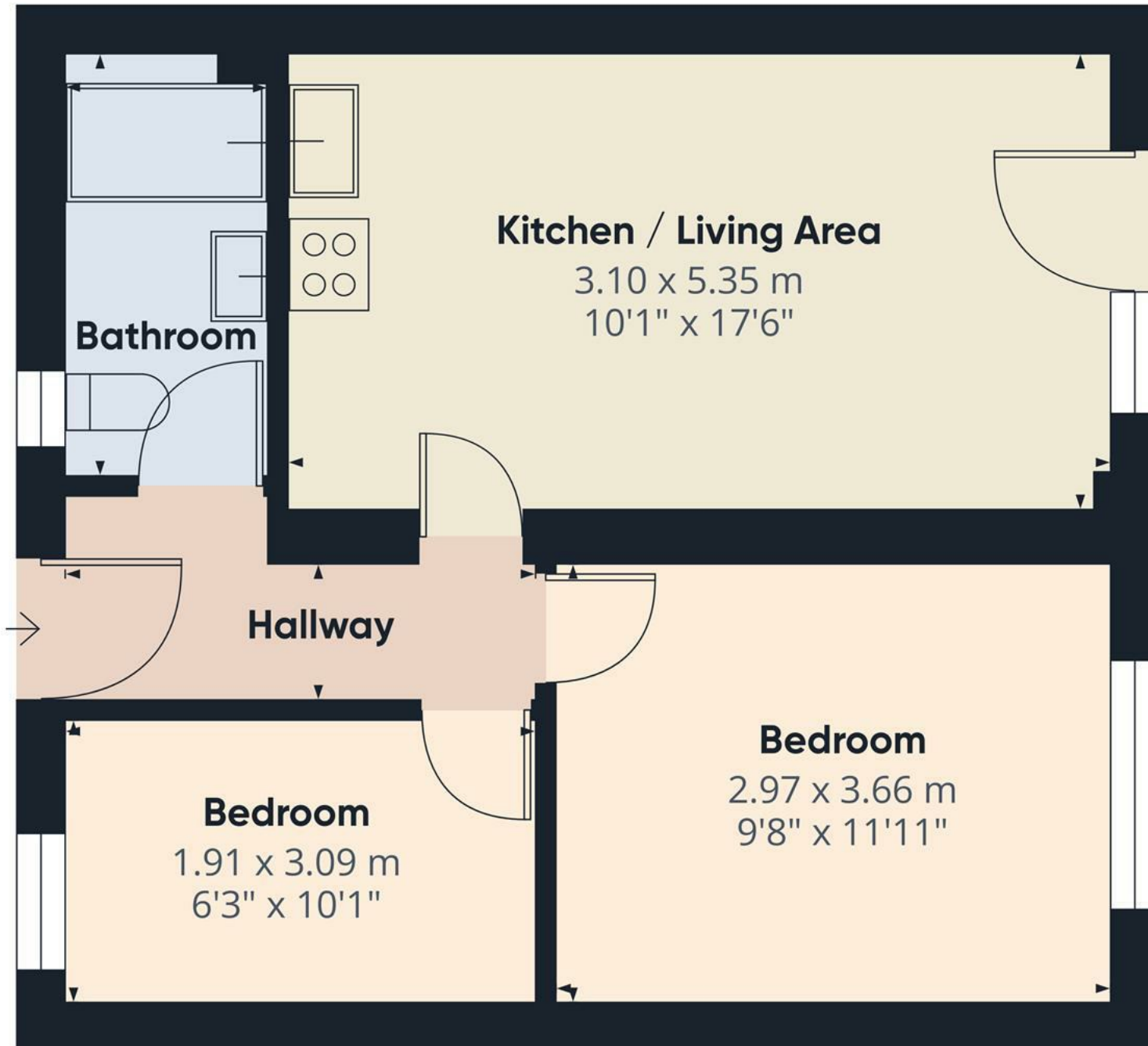


radiator, a UPVC double-glazed frosted glass window to the front elevation, and an extractor fan.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Approximate total area⁽¹⁾

40.83 m²

439.49 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

