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, with tiled flooring throughout, access into loft space via loft hatch, 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 leading to the rear courtyard, the open-plan living space features a kitchen area that includes a range of matching base and eye-level storage cupboards and drawers with wood-block roll-top preparation 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 under-counter 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 central heating radiator.

Bedroom Two

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

Shower Room

Featuring a three-piece shower room suite, comprising a low-level WC with a continental flush, a walk-in shower cubicle with a shower, a wash hand basin with a mixer tap, complementary tiling on both the floor and wall coverings, a heated towel radiator, and an extractor fan.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

Bedroom
1.99 x 3.04 m
6'6" x 9'11"

Shower Room

Hallway

Bedroom
2.97 x 3.76 m
9'8" x 12'4"

Kitchen / Living Area
4.33 x 5.35 m
14'2" x 17'6"

ABODE

Approximate total area[1]
40.22 m²
432.92 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.

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