





Charming Two-Bedroom Detached Bungalow in Ashbourne

We are delighted to offer for sale this well-presented two-bedroom detached bungalow, ideally situated within walking distance of Ashbourne town centre. This home features a spacious lounge/diner, a conservatory and a single garage.

The property is accessed into the welcoming hallway with ample storage. The open-plan lounge/diner provides a bright and inviting living space, complete with a fireplace and sliding doors opening into the conservatory, which benefits from a WC and garden access. The well-equipped kitchen offers a range of fitted units, worktops, and integrated appliances, including a gas hob, extractor fan, and double electric oven. There is space for a fridge and plumbing for a washing machine and dishwasher. The master bedroom boasts built-in wardrobes and a charming bay window, while the second bedroom is also a generous double. A modern shower room with a white suite completes the interior.

The front of the property features a lawned garden and a driveway. A detached garage with an up-and-over door offers additional storage or parking. A side gate leads to the beautifully maintained rear garden, which includes lawns, mature shrub borders, and two paved patio areas—perfect for outdoor entertaining.

This delightful bungalow offers a fantastic opportunity in a sought-after location—early viewing is highly recommended.



Hallway

With a central heating radiator, access into loft space via loft hatch, doorbell chime, useful built-in airing cupboard which houses the Worcester Bosch combination gas boiler, a further built in storage cupboard provides cloak space with hanging rails and shelving, internal doors lead to:

Lounge

With a UPVC double glazed window to the rear elevation, the focal point of the room being the gas fireplace with a timber Adam style surround, TV aerial point, two central heating radiators, dimmer switch lighting, telephone point and internal sliding door leading to:

Conservatory

With double glazed windows to all elevations, built in storage, retractable blinds and internal door leads to:

W.C.

With a double glazed upper window to the side elevation, low-level WC, corner floating wash hand basin and towel rail.



ABODE

Kitchen

With a UPVC double glazed window to the side elevation and adjoining PVC double glazed side door, the kitchen features a range of matching base and eye level storage cupboards and drawers with drop edge preparation work surfaces and complementary tiling surrounding. A range of integrated appliances include a one and a half stainless steel sink and drainer with mixer tap, four ring stainless steel gas hob with matching extractor hood, oven and grill, space and plumbing for freestanding under counter white goods.



ABODE





Shower Room

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece shower room suite comprising of low-level WC with continental flush, pedestal wash hand basin with mixer tap, shower cubicle with electric shower over and glass screen with complementary tiling to wall coverings, shaving point and chrome heated towel radiator.

Bedroom One

With UPVC double glazed windows to the front and side elevations, built in double wardrobe with shelving and hang rail and a central heating radiator.

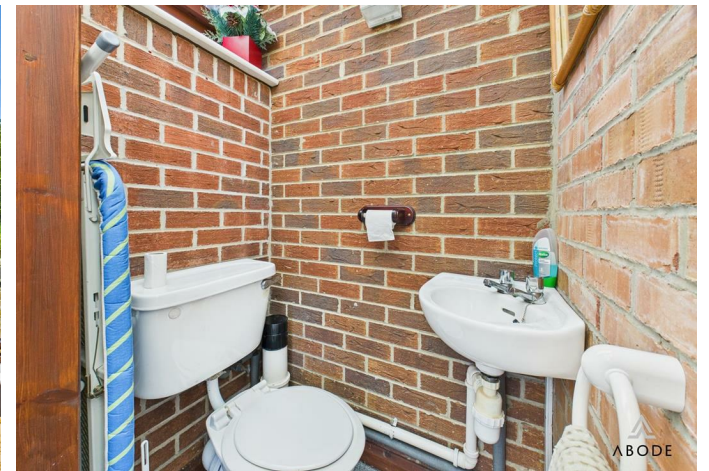
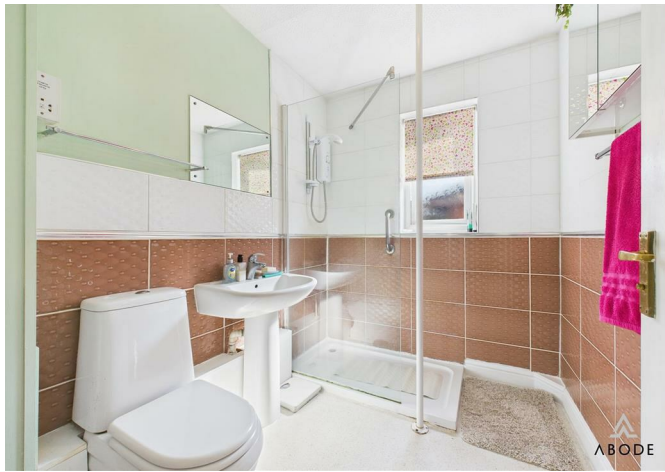
Bedroom Two

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

Outside

the front elevation, the property features a well-maintained lawn and a driveway leading to a detached garage with an up-and-over door. A side gate leads to the attractive rear garden, which boasts lush lawns, mature shrub borders, and two paved patio areas—perfect for outdoor entertaining.

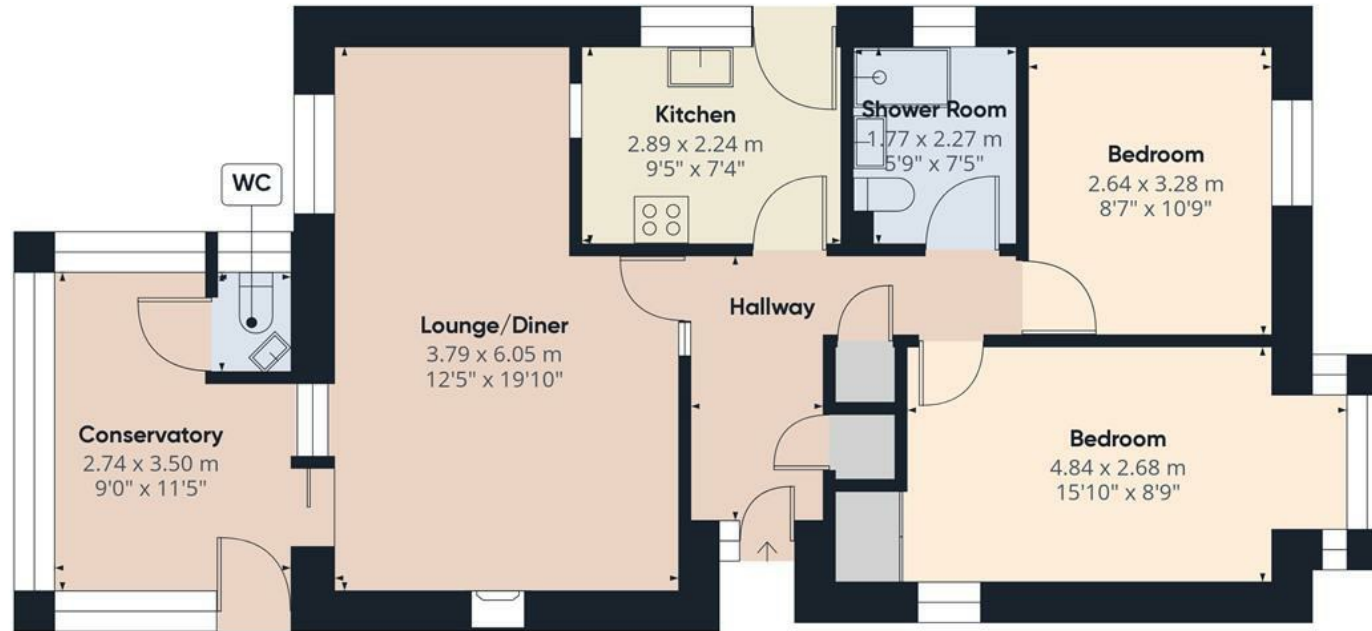












Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

84.71 m²

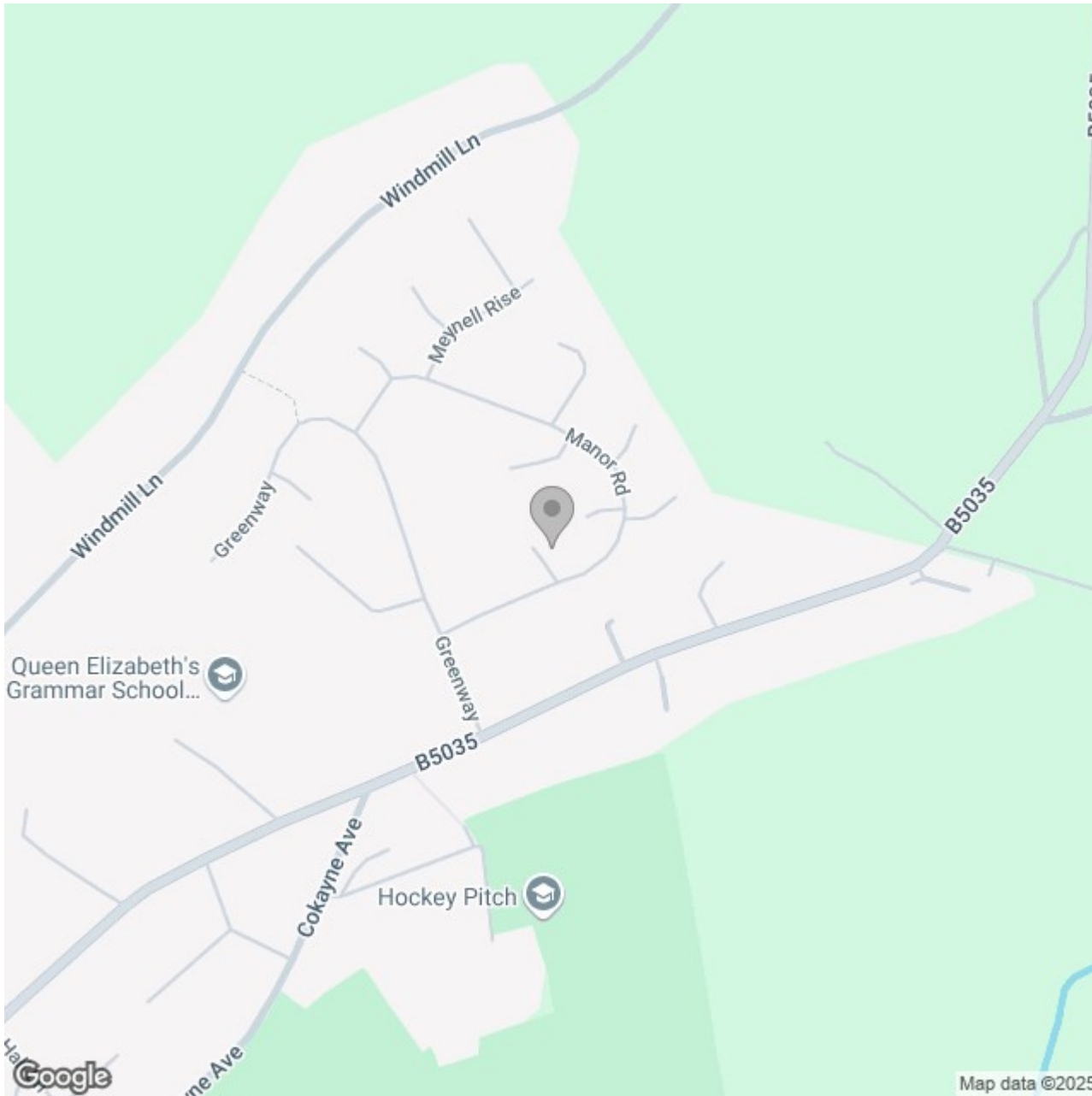
911.79 ft²

(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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	