



## 38 Mayfield Road Ashbourne, Ashbourne, DE6 1AR

This attractive and exceptionally well-presented two-bedroom end-terrace property offers a fantastic opportunity for buyers seeking a characterful home in the popular market town of Ashbourne. Benefiting from off-street parking, gas-fired central heating and UPVC double glazing throughout, the property combines traditional charm with modern convenience.

The accommodation is thoughtfully arranged and includes a welcoming sitting room featuring a cast-iron log-burning stove set within an attractive fireplace, creating a warm and inviting focal point. An open aspect leads through to a spacious dining room with built-in storage and a feature fireplace, providing an ideal space for both everyday living and entertaining. The fitted kitchen is equipped with a range of matching wall and base units, integrated appliances, and ample worktop space.

To the first floor, the generous principal bedroom benefits from extensive fitted wardrobes and a dressing table, while the second bedroom offers comfortable and versatile accommodation. The well-appointed bathroom is fitted with a modern three-piece suite, including a bath with shower over, complemented by attractive tiling and contemporary fittings.

£169,950

# 38 Mayfield Road

Ashbourne, Ashbourne, DE6 1AR



Lounge

Dining Room

Kitchen

Landing

Bedroom One

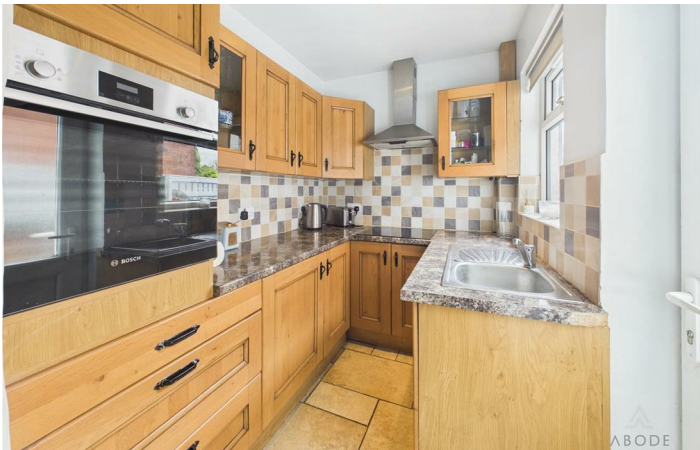
Bedroom Two

Bathroom

Utility Area



[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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