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SALES & LETTINGS

Mayfield Road, Ashbourne, Derbyshire, DE6 IAR

Offers Over £155,000



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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.

Externally, the property enjoys a private rear courtyard garden together with a highly versatile outside utility/store room, which could equally serve as a home office, hobby room, boot room or additional storage space. Situated in the heart of Ashbourne, known as the gateway to the Peak District National Park, the property is ideally placed to take advantage of the town's excellent range of shops, schools, leisure facilities and transport links, while also offering convenient access to Derby, Stoke-on-Trent and the wider Midlands road network.

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Lounge
A charming and welcoming reception room featuring a UPVC double-glazed sash window to the front elevation, allowing for excellent natural light. The room centres around an attractive cast-iron log-burning stove set upon a granite hearth with an elegant Adam-style timber surround, creating a wonderful focal point. Further benefits include a central heating radiator, TV aerial point, telephone point, and a UPVC entrance door. An open aspect leads seamlessly through to the dining room.

Dining Room
A spacious and versatile dining area with a UPVC double-glazed window overlooking the rear elevation. A feature fireplace adds character, while a balustrade staircase rises to the first-floor landing. The room also benefits from a useful understairs storage cupboard, a range of built-in fitted cupboards providing excellent storage solutions, a central heating radiator, thermostat controls, smoke alarm, and carbon monoxide detector. An internal door leads through to the kitchen.

Kitchen
Fitted with a range of matching wall and base units complemented by roll-top work surfaces, the kitchen offers both practicality and style. Integrated appliances include an induction hob, oven/grill, fridge, and a stainless-steel sink with drainer and mixer tap. Additional features include ceiling spotlights, an electric fan heater, and a UPVC double-glazed frosted rear entrance door providing access to the outside.

Landing
With access to the loft space via a hatch, a useful over-stairs storage cupboard, smoke alarm, and doors leading to all first-floor accommodation.

Bedroom One
A generous principal bedroom featuring a UPVC double-glazed sash window to the front elevation, central heating radiator, and TV aerial point. The room benefits from an extensive range of fitted wardrobes with hanging rails, shelving, and overhead storage, together with a fitted dressing table, providing excellent bedroom storage solutions.

Bedroom Two
A well-proportioned second bedroom with a UPVC double-glazed window to the rear elevation and central heating radiator.



Bathroom
Appointed with a three-piece suite comprising a low-level WC with continental flush, pedestal wash hand basin with mixer tap, and a panelled bath with shower over and glazed screen. The room is complemented by attractive wall and floor tiling, a heated towel radiator, extractor fan, ceiling spotlights, and a UPVC double-glazed frosted window to the rear elevation.

Utility Area
Accessed via a UPVC double-glazed external door, this versatile additional space is currently utilised as a utility area but offers excellent flexibility to suit a variety of uses. Ideal as a home office, hobby room, storage area, or boot room, it provides valuable ancillary accommodation to complement the main living space.




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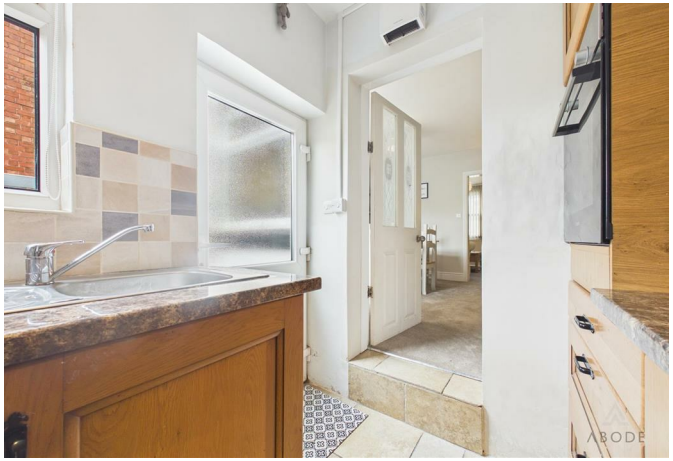
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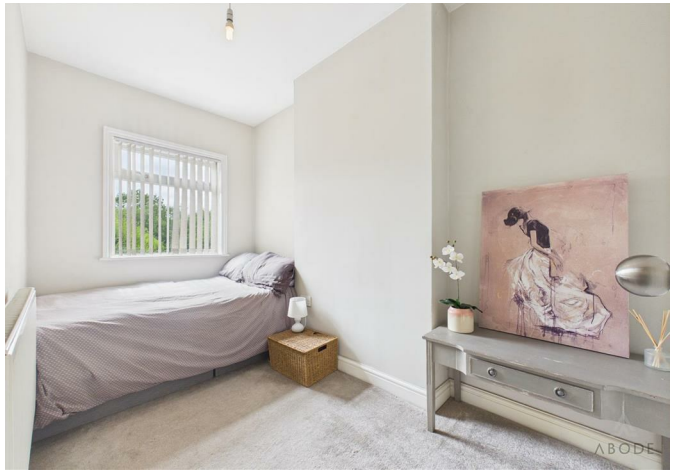

AML Disclaimer - Ashbourne/Uttoxeter Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.














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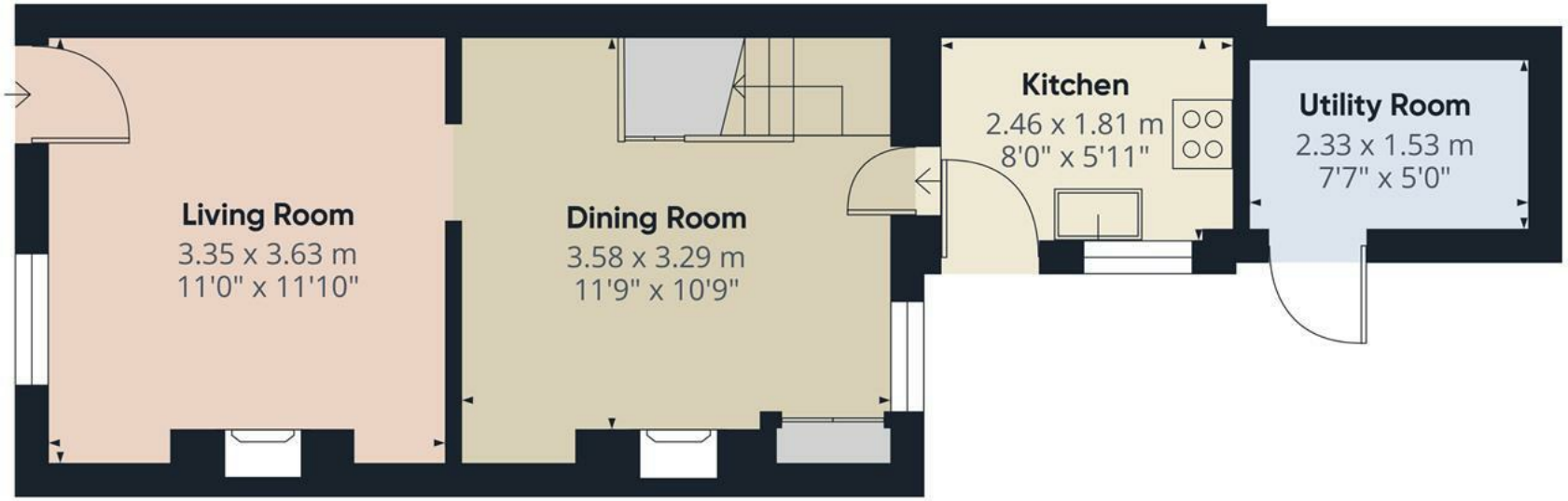

Floor 0





Floor 1

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Approximate total area(1)

60.1 m²

646 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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