





Beautifully renovated throughout, this attractive two-bedroom home is ideally positioned on the edge of Ashbourne town centre, making it an excellent opportunity for first-time buyers, investors, or those seeking a characterful home in a highly desirable location. The accommodation comprises an entrance hall, comfortable lounge, stylish open-plan dining kitchen featuring an exposed brick fireplace, and a useful cellar. To the first floor are two well-proportioned bedrooms and a newly fitted contemporary bathroom. Outside, the property benefits from a rear garden, while recent improvements include new ridge tiles, guttering, and lead flashing. The property is offered to the market with no upward chain.

Located within easy reach of Ashbourne's bustling town centre, residents can enjoy all that this historic market town has to offer. Often referred to as the "Gateway to the Peak District", Ashbourne is renowned for its attractive Georgian architecture, thriving community atmosphere, and excellent range of independent shops, cafés, restaurants, traditional pubs, and everyday amenities. The town is also famous for its annual Royal Shrovetide Football match, a unique local tradition that forms an important part of its heritage and character.

Popular with families, professionals, and retirees alike, Ashbourne offers highly regarded schools, including Queen Elizabeth's Grammar School, a range of leisure facilities, and access to some of Derbyshire's most picturesque countryside.

The nearby Peak District National Park, Dovedale, and Tissington provide endless opportunities for walking, cycling, and outdoor recreation, while attractions such as Chatsworth House, Haddon Hall, and Alton Towers are all within easy reach.



## Hallway

A welcoming entrance hallway featuring a central heating radiator, smoke alarm, and a stylish balustrade staircase rising to the first-floor landing. An internal glazed oak veneer door provides access to the principal reception accommodation.

## Lounge

A bright and comfortable reception room benefitting from a UPVC double glazed bay window to the front elevation, allowing for an abundance of natural light. The room centres around an attractive open fireplace with tiled hearth and surround, complemented by a decorative mantelpiece. An open archway leads seamlessly through to the kitchen/dining area.

## Kitchen/Diner

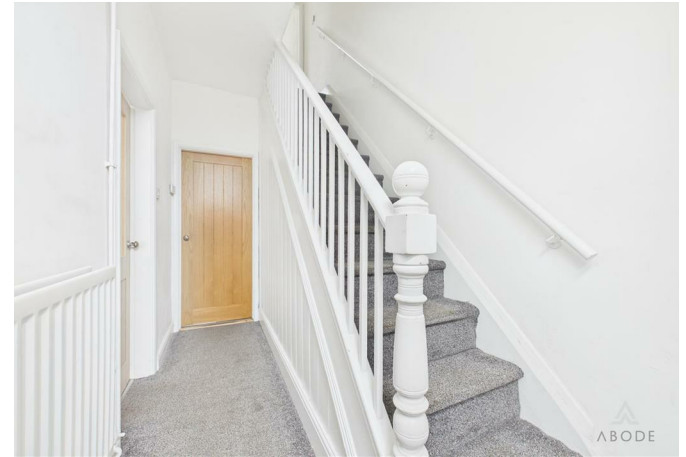
A spacious and well-appointed kitchen/dining room fitted with a range of matching wall and base units incorporating ample work surface space and a breakfast bar. The kitchen benefits from tiled flooring throughout and includes a one-and-a-half bowl composite sink with mixer tap, freestanding four-ring hob, oven and grill with extractor hood over. There is additional space and plumbing for further freestanding appliances. Two UPVC double glazed windows to the rear elevation and a UPVC double glazed rear entrance door provide excellent natural light. An internal door leads to the cellar.



## Cellar

Offering excellent storage facilities, the cellar presents exciting potential for further conversion, subject to the necessary planning consents and building regulations. The space benefits from a central heating radiator, lighting, and houses the gas and electric meters together with the electrical consumer unit.







### Landing

With a central heating radiator, loft access hatch, smoke alarm, and oak veneer doors leading to all first-floor accommodation.

### Bedroom One

A generously proportioned double bedroom featuring two UPVC double glazed windows to the front elevation, a central heating radiator, and wall-mounted thermostat.

### Bedroom Two

A further well-sized bedroom with a UPVC double glazed window to the rear elevation and a central heating radiator. The room also benefits from a built-in double wardrobe, which houses the Worcester Bosch combination gas central heating boiler.

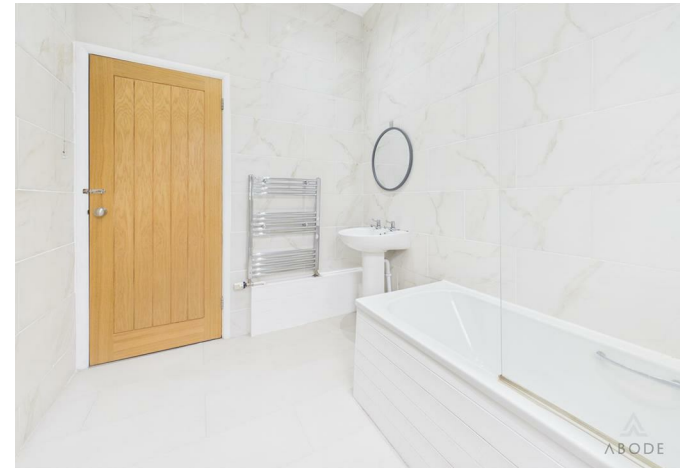
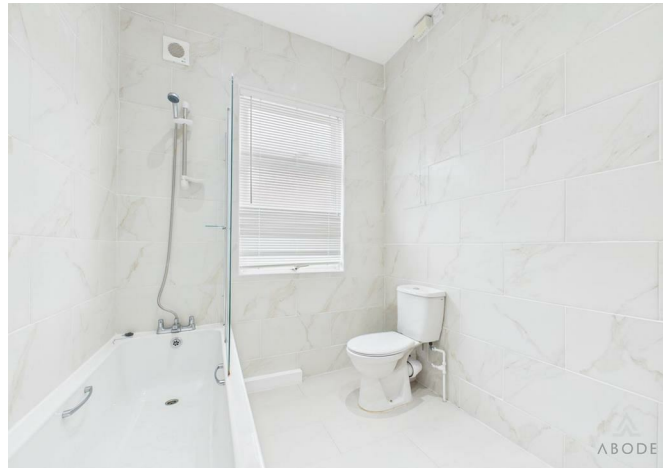
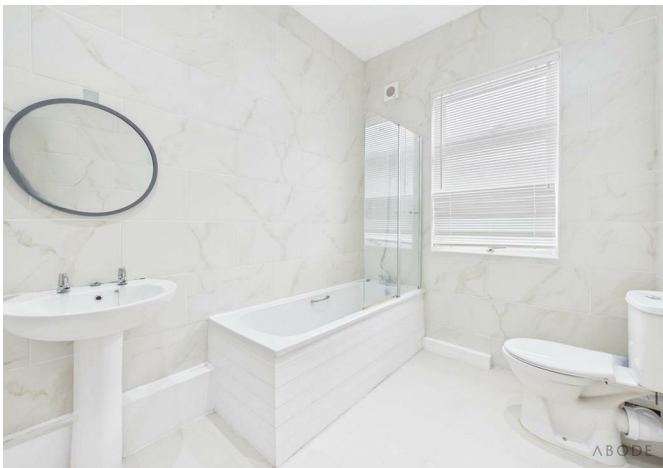


### Bathroom

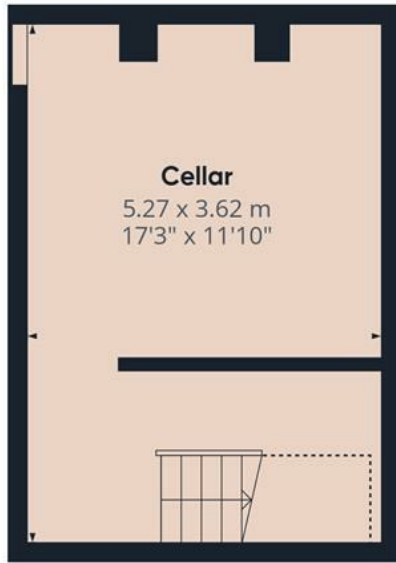
A modern bathroom fitted with a three-piece suite comprising a low-level WC, wash hand basin, and panelled bath with shower over and glazed shower screen. Complementary wall tiling, recessed ceiling spotlights, extractor fan, chrome heated towel rail, and a UPVC double glazed obscure window to the rear elevation complete the space.

### OUTSIDE

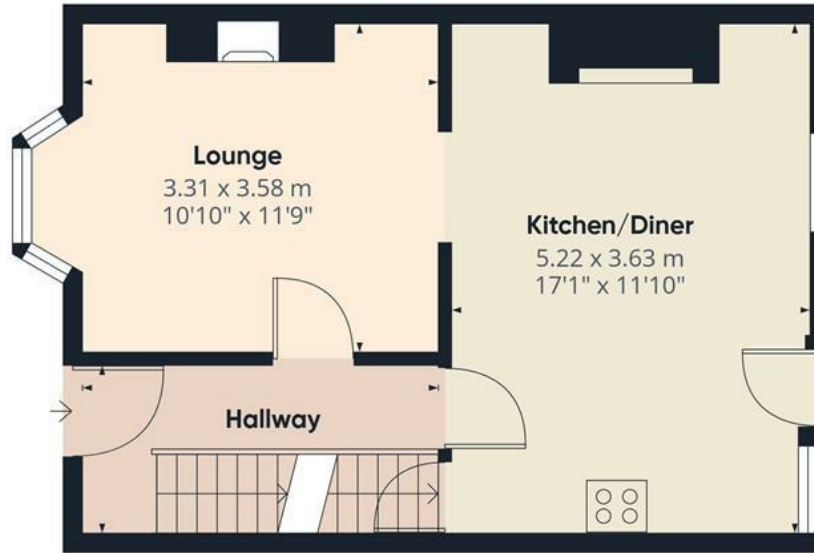
Rear garden with lower patio area and a raised area. Gated access to South Street.



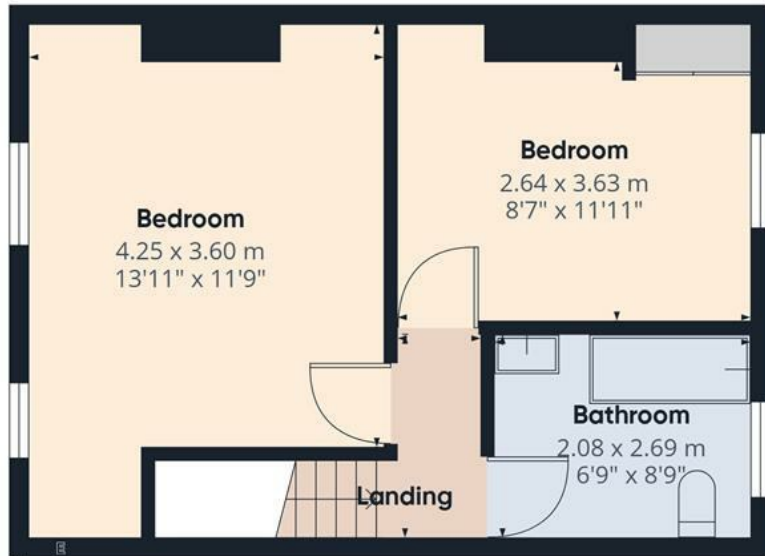




Floor -1



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

87.8 m<sup>2</sup>

944 ft<sup>2</sup>

**Reduced headroom**

1.3 m<sup>2</sup>

14 ft<sup>2</sup>

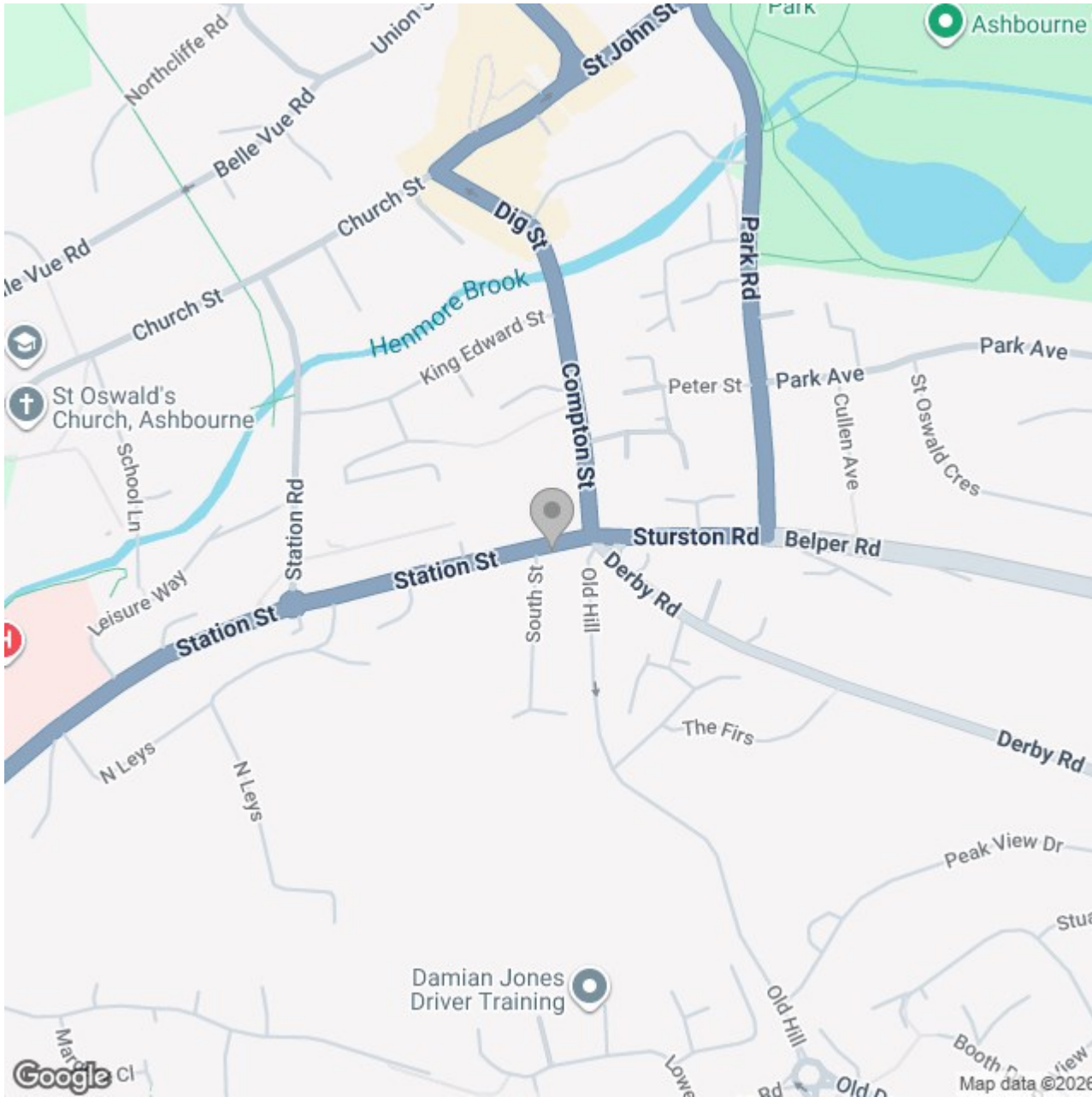
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	