



2 Weston Bank Marston Montgomery, Ashbourne, DE6 2FN

Occupying an enviable position within the sought-after Derbyshire Dales village of Marston Montgomery, this beautifully presented two-bedroom semi-detached home has been comprehensively upgraded by the current owner and enjoys delightful open field views to the rear.

The property offers well-proportioned accommodation throughout, including an inviting entrance hall, a stylish dining kitchen, a spacious lounge featuring a box bay window. To the first floor are two generous double bedrooms and a well-appointed family bathroom.

Externally, the property benefits from double-width off-road parking, attractive Indian stone side patio with canopy and a private rear garden backing directly onto open equestrian fields, creating a wonderful semi-rural setting rarely found at this price point.

Situated within walking distance of the village primary school, popular Crown Inn and local amenities, the property combines peaceful countryside living with excellent connectivity to Ashbourne, Uttoxeter and Derby. Offered to the market with no upward chain, this is an ideal opportunity for first-time buyers or downsizers seeking a turn-key home in a highly desirable village location.

£172,500

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Discounted Property Information

Hallway

Kitchen/Diner

Lounge

Landing

Bedroom One

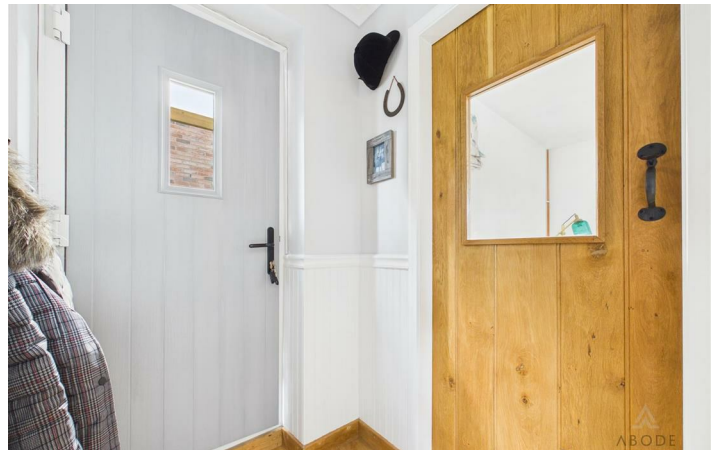
Bedroom Two

Bathroom

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