





*** NO CHAIN ***

A spacious and exceptionally bright four-bedroom end-of-terrace townhouse, ideally situated in the heart of Ashbourne town centre and within easy walking distance of local shops, supermarkets, parks, schools and transport links.

Arranged over three floors, the property offers versatile and well-proportioned accommodation, including a welcoming entrance hall, utility room, cloakroom/WC and fourth bedroom or study on the ground floor. The first floor features a generous lounge and well-equipped kitchen/dining room, while the second floor provides three further bedrooms, including a principal bedroom with fitted wardrobes and en-suite shower room, plus a family bathroom.

Externally, the property benefits from a low-maintenance front garden, tarmac driveway providing off-street parking and an integral garage with power, lighting and an up-and-over door.

Combining period-style character with practical modern living, Taylor Court presents an excellent opportunity for families, professionals or those seeking convenient town-centre living in a highly accessible Ashbourne location. Offered for sale with no onward chain.




ABODE
 SALES & LETTINGS

Entrance Hallway

A timber front entrance door opens into the welcoming hallway, which features a useful built-in cloak cupboard with hanging rail, electrical consumer unit and additional storage space. There is also a central heating radiator, smoke alarm, staircase rising to the first-floor landing and a useful storage cupboard. Doors lead to:

Utility Room

Featuring a double-glazed sash window overlooking the rear elevation, the utility room is fitted with matching base-level storage cupboards, drop-edge work surfaces and a stainless-steel sink and drainer with mixer tap. There is plumbing and space for freestanding and under-counter appliances, together with a central heating radiator, extractor fan, carbon monoxide detector and the central heating gas boiler.

Bedroom Four/Study

A versatile room with a glazed sash window overlooking the rear elevation, central heating radiator and attractive panelled flooring throughout.

Cloakroom/W.C.

Fitted with panelled flooring, a low-level WC with concealed/continental-style flush, wash hand basin with mixer tap and tiled splashback. There is also a central heating radiator.

Landing

The first-floor landing features a double-glazed window to the side elevation, thermostat, doorbell chime and central heating radiator, with internal doors leading to:

Lounge

The sitting room is a bright and welcoming dual-aspect reception room, with windows overlooking the side and rear elevations, creating a light and airy space throughout the day. An electric fireplace provides an attractive focal point to the room.

Kitchen/Diner

A well-appointed kitchen/dining space fitted with a range of matching base and eye-level storage cupboards and drawers, complemented by drop-edge preparation work surfaces and tiled surrounds.

Integrated appliances include a four-ring stainless-steel gas hob with extractor hood, built-in oven and grill, fridge/freezer and dishwasher. Additional features include ceiling spotlights, three double-glazed sash windows overlooking the rear and side elevations, and three central heating radiators.



Second Floor Landing

The second-floor landing provides access to the loft space via a hatch and benefits from a central heating radiator and a useful over-stairs storage cupboard housing the central heating hot water tank. There is also a smoke alarm, with doors leading to:

Bedroom One

A generous principal bedroom featuring two double-glazed sash windows overlooking the front elevation, attractive panelled flooring and a range of built-in fitted wardrobes with hanging rails and shelving. An internal door leads to:







En-suite

Fitted with a three-piece suite comprising a low-level WC with continental-style flush, corner shower cubicle with complementary wall tiling and pedestal wash hand basin with mixer tap. Further features include a chrome heated towel radiator and shaving point.

Bedroom Two

Featuring a double-glazed sash window with additional secondary glazing overlooking the rear elevation, together with attractive panelled flooring throughout.

Bedroom Three

A further double bedroom with panelled flooring, central heating radiator and a double-glazed sash window with additional secondary glazing overlooking the rear elevation.

Family Bathroom

A well-appointed family bathroom featuring a three-piece suite comprising bath with shower over, wash hand basin with mixer tap and low-level WC. Complementary wall tiling, chrome heated towel radiator, shaving point and ceiling spotlights with built-in extractor fan complete the room.

Garage

The property benefits from a garage with an up-and-over door to the front elevation.



AML Disclaimer - Ashbourne/Utttoxeter 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.

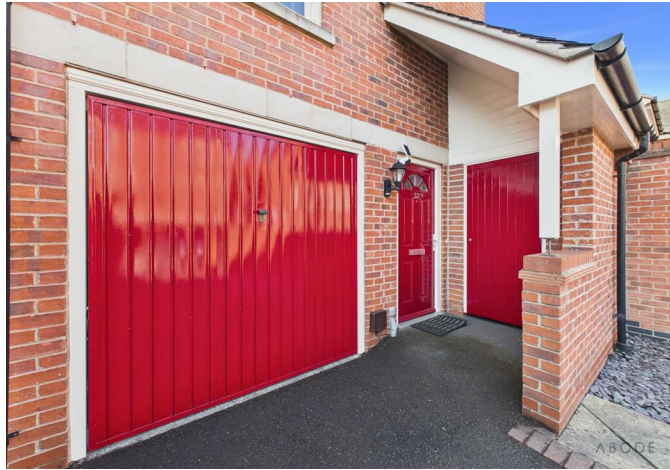
Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

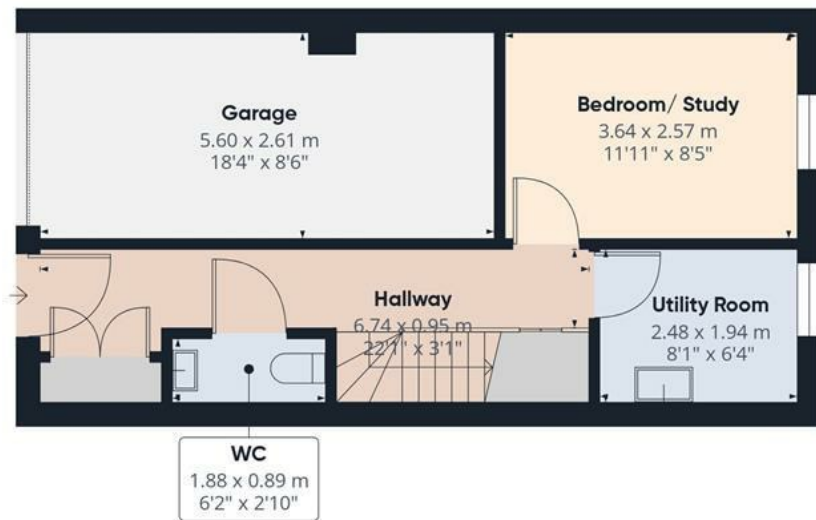
Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.



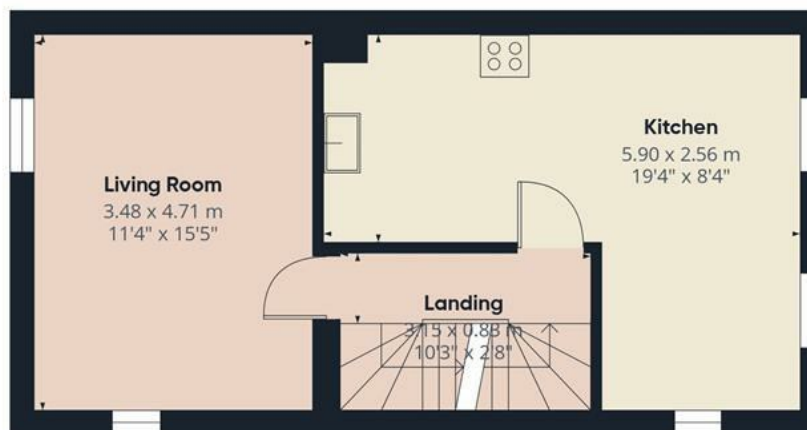




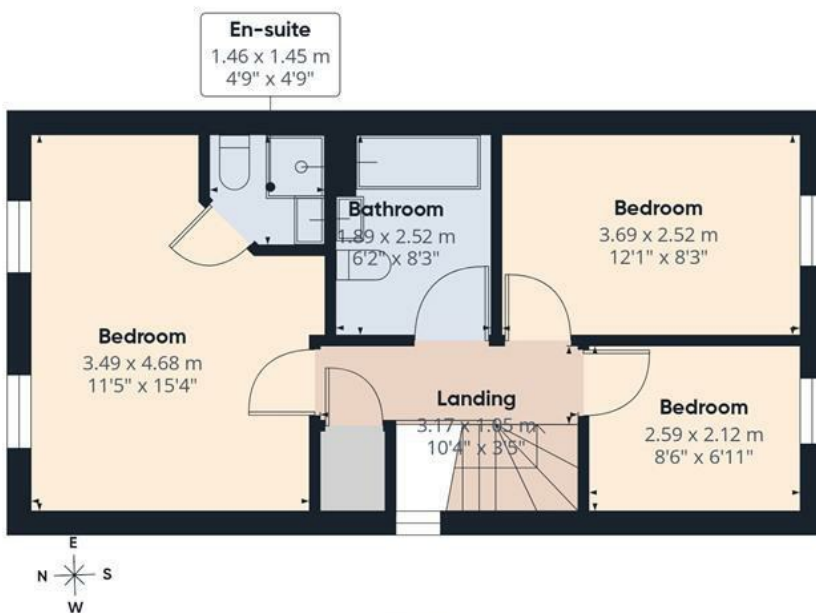




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

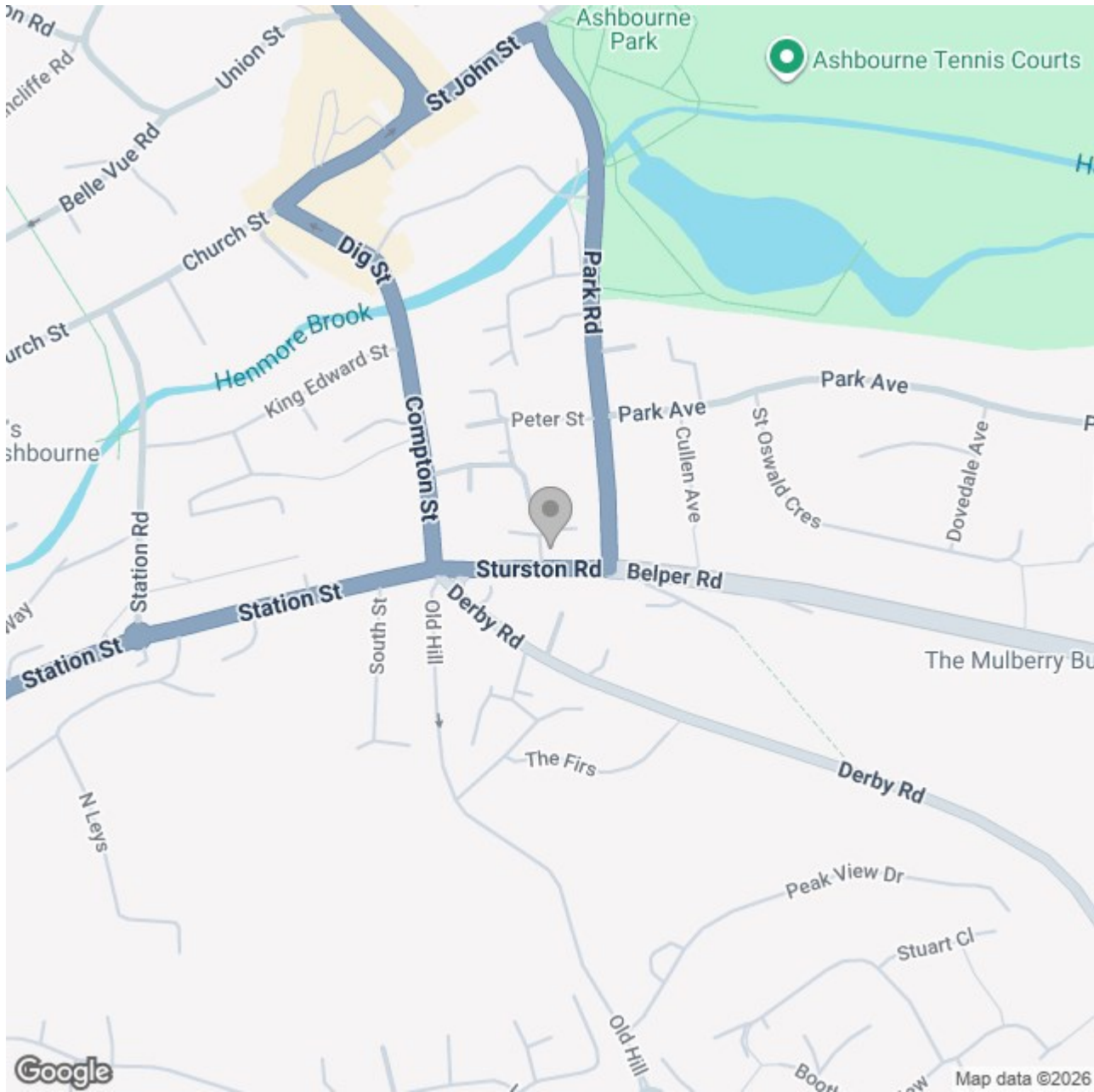
122.3 m²

1317 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		
(69-80) C	79	83
(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 	