



Grasmere Mayfield Road,Ashbourne DE6 2BJ

welcome to

Grasmere Mayfield Road, Ashbourne

*****CHAIN FREE*** OPEN HOUSE SATURDAY 11TH JULY**

Set on Mayfield Road, close to Ashbourne town centre, local schools, amenities, this three-bedroom benefits from attractive rural views - combining convenient town living with a semi-rural outlook.



Entrance Porch

Entrance porch with a front-facing window allowing natural light, a door providing access to the driveway and an internal door leading through the main hallway.

Entrance Hall

14' x 4' 8" (4.27m x 1.42m)

An entrance hall with radiator, stylish wood-effect tiled flooring and inset spot lighting, creating a bright and welcoming first impression.

Cloakroom/Wc

Cloakroom with rear-facing window, tiled flooring and housing the boiler, fitted with a low-level WC and hand wash basin.

Reception Room

18' 9" x 9' (5.71m x 2.74m)

A second reception room offers a versatile space currently used as a playroom featuring window to the rear, carpeted floor, radiator and ceiling light.

Lounge

20' 2" x 12' 8" (6.15m x 3.86m)

Lounge with rear-facing window and built-in window seat overlooking the garden, attractive parquet flooring, and two radiators. A stove/Log burner is inset within a fireplace, creating a cosy focal point. A useful under-stairs storage completing the space.

Kitchen/Diner

19' 8" x 10' 4" (5.99m x 3.15m)

Kitchen/Diner fitted with tiled flooring and a range of wall and base units, complemented by splashback tiling. Featuring a rangemaster cooker with double oven, grill and six-ring hob, integrated dishwasher and an American-style LG fridge freezer. The room also benefits from a radiator, inset spot lighting and a window through the utility area.

Utility Room

10' 3" x 3' 7" (3.12m x 1.09m)

Utility area with a door leading to the rear garden, providing practical space for washing machine and

dryer.

Bedroom One

14' 5" x 11' 5" (4.39m x 3.48m)

Bedroom one with front and rear-facing windows, carpeted flooring, radiators, a ceiling light and a slanted ceiling, with convenient loft access.

En-Suite

En suite bathroom with a shower cubicle and mains shower, hand wash basin, WC and towel radiator. The room features tiled floor, front-facing window and a extractor fan for ventilation.

Bedroom Two

11' 11" x 10' 5" (3.63m x 3.17m)

Bedroom two with rear-facing window, radiator, carpet, fireplace and fitted wardrobes.

Bedroom Three

12' 1" x 6' 7" (3.68m x 2.01m)

Bedroom three with a front-facing window, carpeted flooring, radiator, fitted wardrobes, and decorative fireplace.

Bathroom

7' 4" x 5' 7" (2.24m x 1.70m)

Bathroom with a bath and shower hose, wash had basin, low-level WC, and towel radiator. The room features a tiled floor, rear-facing window, and a built-in storage cupboard for convenience.



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Grasmere Mayfield Road, Ashbourne

- *CHAIN FREE** OPEN HOUSE SATURDAY 11TH JULY **
- Driveway.
- Three-bedrooms.
- Garden Room.
- Log burner.

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over
£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ABN106817 - 0008

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01335 346677



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE,
Derbyshire, DE6 1GF



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