



Beresford Avenue, Ashbourne DE6 1FW

welcome to

Beresford Avenue, Ashbourne

Located on the popular Beresford Avenue, Ashbourne, this three-bedroom home features a lounge, spacious kitchen/diner, large rear garden, and a driveway with front garden. Ideally situated close to local schools, amenities, and Ashbourne town centre.



Entrance Hall

A entrance hall providing access to the lounge, kitchen/diner and stairs rising to the first floor. Finished with fitted carpet, a ceiling light point, and space for coats and shoes.

Lounge

17' 2" x 11' 5" (5.23m x 3.48m)

A spacious and light-filled lounge featuring large windows to both the front and rear elevations, allowing plenty of natural light throughout. The room benefits from a feature stone hearth and fireplace, fitted carpet, radiator, and ceiling light, creating a comfortable space for relaxing and entertaining.

Kitchen/Diner

17' 2" x 11' 5" (5.23m x 3.48m)

A spacious and well-appointed kitchen/diner with windows to both the front and rear elevations, creating a bright and airy feel throughout. Fitted with a range of cream wall and base units complemented by wood-effect work surfaces and tiled splashbacks. The central island incorporates an integrated oven and electric hob, providing additional workspace and storage. There is space and plumbing for a washing machine, tumble dryer, and fridge/freezer, as well as ample room for a dining table and chairs. Further benefits include laminate flooring, radiator, spotlights, and a rear door giving access to the garden.

Landing

A central landing providing access to all first-floor accommodation. Benefitting from a window to the rear elevation allowing natural light, fitted carpet, radiator, and ceiling light point.

Bedroom One

11' 7" x 11' 1" (3.53m x 3.38m)

A generously sized double bedroom featuring a window to the front elevation, allowing plenty of natural light. The room benefits from fitted carpet, a radiator, ceiling light point, and a useful built-in storage cupboard.

Bedroom Two

11' 7" x 11' 1" (3.53m x 3.38m)

A good-sized double bedroom with a window to the front elevation, providing plenty of natural light. Benefitting from a built-in storage cupboard, fitted carpet, radiator, and ceiling light.

Bedroom Three

8' 5" x 8' 3" (2.57m x 2.51m)

A comfortable single bedroom enjoying views over the surrounding fields through a window to the rear elevation. The room benefits from fitted carpet, radiator, and a ceiling light point, making it ideal as a child's bedroom, nursery, home office, or study.

Bathroom

A well-presented bathroom fitted with a white suite comprising a low-level W/C, hand wash basin with storage unit beneath, and a bath with shower over. The room features tiled walls and flooring for ease of maintenance, a radiator, ceiling light point, and a privacy window to the rear elevation providing natural light while maintaining privacy.

Garden/Exterior

To the front of the property is a driveway providing off-road parking, alongside a well-maintained lawned garden which enhances the property's kerb appeal.

To the rear, the property enjoys a generous enclosed garden, predominantly laid to lawn with a pathway leading from the rear of the property to the front. Backing onto open fields, the garden offers a pleasant outlook and a good degree of privacy, making it an ideal space for outdoor entertaining, family activities, or simply enjoying the surrounding views.

Agents Note

Please note that this property is subject to a private right of way, allowing the neighbouring property access across part of the land to their property.

This property is currently being marketed, with planning approved.



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welcome to

Beresford Avenue, Ashbourne

- Three-bedroom family home
- Driveway
- Rear large garden.
- Close to local schools and amenities
- With planning application approval

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ABN106106 - 0006

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