



Hall Rise, Ashbourne DE6 1RH

welcome to

Hall Rise, Ashbourne

A well located two bedroom bungalow on Hall Rise, offering a bright lounge, fitted kitchen, two bedrooms, and a bathroom. The property includes a driveway, single garage, and an enclosed rear garden. Ideal for buyers seeking single storey living in a quiet Ashbourne neighbourhood.



Lounge

27' 11" x 12' 6" (8.51m x 3.81m)

A generous and well proportioned lounge featuring a radiator, 2 ceiling pendant lights, soft carpeted flooring for a warm, comfortable feel. The focal point of the room is a gas fire set within an attractive marble surround, adding both style and practicality. A rear facing window, overlooking the garden, creating a bright and inviting living area.

Kitchen

9' 7" x 7' 7" (2.92m x 2.31m)

A well equipped kitchen fitted with a range of wall hung and base units providing ample storage, along with work surfaces and a tiled splashback. The space includes a four ring gas hob with integrated oven, a stainless-steel sink positioned beneath the window to the side of the house, and designated spaces for both a fridge and washing machine. A ceiling light provides good illumination, completing this practical and functional cooking area.

Conservatory

12' 7" x 9' (3.84m x 2.74m)

A bright conservatory featuring wrap around windows that provide attractive views over the rear garden. The space is set on a brick base and finished with carpeted flooring, creating a comfortable additional living area ideal for relaxation or dining. This space is finished with built-in storage cupboards.

Cloakroom

A convenient cloakroom with WC and hand wash basin, located within the conservatory, featuring a window for natural light and carpeted flooring. This useful additional space is ideal for storage or everyday household items.

Bedroom One

13' 4" x 9' 1" (4.06m x 2.77m)

A bright and generously sized bedroom featuring a large bay window to the front, filling the room with natural light. The space includes a central heating radiator, carpeted flooring, built-in wardrobes and

ceiling light.

Bedroom Two

10' 11" x 8' 10" (3.33m x 2.69m)

Bedroom Two is a well proportioned double room featuring a central ceiling light and a soft, carpeted floor that adds warmth and comfort. A window to the front of the property.

Bathroom

A well appointed bathroom featuring fully tiled walls and practical anti-slip flooring. The suite includes a walk in shower, hand wash basin, and WC, with a window providing ventilation.

Exterior/Garden

The front garden features a neat lawn area complemented by mature shrubs that add colour and privacy. A driveway provides convenient off street parking and leads to a detached garage, offering additional storage or vehicle space. The overall layout is tidy, practical, and welcoming. The rear garden offers a lovely mix of usable spaces, beginning with a patio area ideal for outdoor dining. Small steps lead up to a raised lawn, providing a pleasant green outlook, along with a further patio area perfect for additional seating or relaxing. The garden is enclosed for privacy and framed by mature shrubs, giving it a natural, established feel.



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welcome to

Hall Rise, Ashbourne

- Two Bedrooms.
- Driveway and Garage.
- Single-storey living.
- Close to local amenities and town centre.
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Tenure: Freehold EPC Rating: D

Council Tax Band: D

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ABN106933 - 0003

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