



Beresford Avenue, Ashbourne DE6 1FW

welcome to

Beresford Avenue, Ashbourne

A well located four bedroom home on Beresford Avenue, Ashbourne, offering generous living space and superb access to the town's shops, schools, and countryside walks.



Entrance Hall

A welcoming entrance hall featuring tiled flooring that seamlessly matches the kitchen, creating a cohesive flow through the ground floor. From here, doors open into both the kitchen and the living room, while a set of carpeted stairs rises directly to the first floor.

Lounge

16' 9" x 11' 4" (5.11m x 3.45m)

A bright and comfortable lounge featuring a front facing window, complemented by a side radiator. A classic gas fire with surround creates a cosy focal point, while the carpeted floor adds comfort. A feature pendant ceiling light enhances the room's character, and a door leads directly through to the inviting snug, offering an easy flow between living spaces.

Snug

10' 4" x 9' 8" (3.15m x 2.95m)

A cosy and versatile snug featuring a side radiator, a sliding patio door that opens directly onto the garden and brings in plenty of natural light. The tiled flooring-matching the kitchen/diner-creates a seamless flow through the ground floor, while a feature pendant ceiling light adds a stylish focal point to the space.

Utility Room

9' 8" x 6' 9" (2.95m x 2.06m)

A practical and well arranged utility room offering excellent everyday functionality. There is dedicated space for both a washing machine and dryer, along with a useful sink and worktop space for laundry tasks. Dual windows to the rear and side bring in natural light, while a side door provides direct access to the rear garden. Additional features include a radiator, fitted shelving, and a cupboard neatly housing the IDEAL boiler, keeping the room organised and efficient.

Cloakroom/WC

A neatly presented cloakroom/WC fitted with a modern WC and hand wash basin, complemented by

a radiator. Practical shelving offers useful storage, while the tiled floor provides a clean, durable finish. A central ceiling light completes the space, keeping it bright and functional.

Kitchen/Diner

16' 9" x 11' 4" (5.11m x 3.45m)

A bright and well appointed kitchen featuring front and rear windows that provide excellent natural light, enhanced by modern spotlighting for a clean, contemporary finish. The space includes a sink, extensive wall hung and base units, and generous worktop areas. Cooking is fully catered for with a Rangemaster 6 ring gas hob, double oven, extractor, and grill, alongside an integrated microwave and an American style fridge freezer. The tiled flooring matches the adjoining rooms for a seamless flow, finished with a radiator.

Landing

A spacious and neatly arranged landing area featuring soft carpeted flooring and providing clear access to all first floor rooms as well as the loft. A central ceiling light keeps the space bright and welcoming, creating a smooth transition between the bedrooms and bathrooms.

Bedroom One

10' 4" x 9' 8" (3.15m x 2.95m)

A well proportioned bedroom one featuring a rear facing window that frames pleasant views and fills the room with natural light. The space includes a side radiator for comfort, soft carpeted flooring, and a generous walk in wardrobe/dressing area, offering excellent storage and a touch of luxury within the principal bedroom suite.

Ensuite

A stylish and well finished en suite featuring a modern WC and wall hung vanity unit with a sleek mixer tap. The part tiled walls blend seamlessly with the matching tiles that surround the shower cubicle, creating a coordinated, contemporary look. A towel radiator provides warmth and convenience, completing this practical and attractive private

bathroom space.

Bedroom Two

11' 9" x 10' 7" (3.58m x 3.23m)

A generously sized bedroom two featuring a front facing window that brings in plenty of natural light. The room includes smart fitted wardrobes for streamlined storage and soft carpeted flooring that adds warmth and comfort, making it an ideal secondary double bedroom.

Bedroom Three

11' 5" x 8' 4" (3.48m x 2.54m)

A well presented bedroom three featuring a front facing window that brings in plenty of natural light. The room includes a radiator for comfort, soft carpeted flooring, and a useful storage cupboard, making it an ideal double bedroom, nursery, or home office.

Bedroom Four

9' 7" x 6' 8" (2.92m x 2.03m)

A well arranged bedroom four featuring smart fitted wardrobes and shelving for efficient storage. A rear facing window brings in natural light, while a radiator ensures the room stays warm and comfortable. This flexible space works well as a single bedroom, study, or hobby room.

Bathroom

A modern and well finished bathroom featuring a spacious double shower with a stylish wood effect splashback that continues the contemporary feel. The room includes part tiled walls surrounding the space, a rear facing window for natural light, and a sleek WC alongside a hand wash basin set within a practical vanity unit. Tiled flooring adds durability and cohesion, while a heated towel radiator provides comfort and convenience.

Garden/Exterior

The front of the property features a neatly leveled driveway offering practical parking space, with steps leading down to the front door for an attractive, tiered approach. To the side, an additional brick



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welcome to

Beresford Avenue, Ashbourne

- Four Bedrooms.
- Driveway.
- Garden.
- Master room with Ensuite
- Well sought after location.

Tenure: Freehold EPC Rating: B
Council Tax Band: B

offers in the region of

£315,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ABN106968 - 0005

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