



**Taylor Court, Ashbourne DE6 1BZ**

**welcome to**

**Taylor Court, Ashbourne**

Three-bedroom, three-storey home, ideally located within close proximity to Ashbourne town centre. Offering versatile living accommodation, this modern property benefits from a garage, driveway parking, rear garden, lounge, kitchen, cloakroom, utility room, family bathroom and en suite.





### Entrance Hallway

A spacious and welcoming entrance hallway featuring laminate flooring, radiator, ceiling lighting, a useful storage cupboard and understairs storage with lighting. Stairs leading to the first floor, with access to all ground floor rooms.

### Cloakroom/Wc

Convenient ground floor cloakroom comprising a low-level WC, hand wash basin, radiator, extractor fan, ceiling lighting and carpeted flooring.

### Utility Room

8' 2" x 6' 6" ( 2.49m x 1.98m )

Practical utility room with vinyl flooring, radiator, ceiling lighting and rear garden access. Fitted with a stainless-steel sink and mixer taps, worktop space, storage cupboards, washing machine, tumble dryer and housing the Glow-worm boiler.

### First Floor Landing

Bright and airy landing area with ceiling lighting, radiator and carpeted flooring, providing access to all first-floor rooms.

### Kitchen

11' 11" x 8' 6" extending to ( 3.63m x 2.59m extending to )

Kitchen fitted with a range of modern wall and base units with complementary splashbacks, integrated dishwasher and fridge freezer, gas cooker and hob with extractor above, and a stainless steel sink with mixer tap. Finished with stylish vinyl wood-effect flooring and a rear-facing window providing natural light.

### Lounge

11' 11" L shaped x 8' 6" L shaped ( 3.63m L shaped x 2.59m L shaped )

Generously sized lounge featuring a front-facing window, carpeted flooring, radiator, ceiling lighting and an electric fire with surround. Offers access to both the kitchen and landing. This room is an L shape area.

### Second Floor Landing

Additional landing area with ceiling lighting, radiator and carpeted flooring, providing access to all second-floor rooms.

### Bedroom One

13' 6" x 11' 2" ( 4.11m x 3.40m )

Spacious main bedroom with front-facing window, fitted wardrobes, carpeted flooring, radiator and ceiling lighting.

### EnSuite

Modern en-suite comprising a low-level WC, hand wash basin, towel radiator, lino flooring and a shower cubicle with mains-fed shower.

### Bedroom Two

11' 6" x 8' 4" ( 3.51m x 2.54m )

Well-proportioned bedroom with skylight, sloped ceiling, carpeted flooring, radiator and ceiling lighting, ideal as a guest room or children's bedroom.

### Bedroom Three

7' 10" x 6' 11" ( 2.39m x 2.11m )

Versatile third bedroom with skylight, sloped ceiling, carpeted flooring, radiator and ceiling lighting, suitable for use as a nursery, home office or study.

### Main Bathroom

Well-appointed family bathroom featuring a bath with mains-fed shower over, hand wash basin, low-level WC, towel radiator, storage cupboards, lino flooring and tiled splashbacks around the bath and sink.

### Outside

Enclosed and low-maintenance rear garden offering a paved patio area and lawn. Includes side access with gated entry at both ends, space for bin storage and access door to the garage. Brick-paved frontage with driveway partially under cover, leading directly into the garage, providing convenient off-road parking.



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## Taylor Court, Ashbourne

- Town centre location.
- Three bedroom, Three storeys.
- Garage and driveway.
- Rear garden.
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Tenure: Freehold EPC Rating: C  
Council Tax Band: D

offers in excess of

**£240,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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