



**50 Malthouse Lane**  
Ashover, Chesterfield, S45 0AL  
Guide Price £325,000

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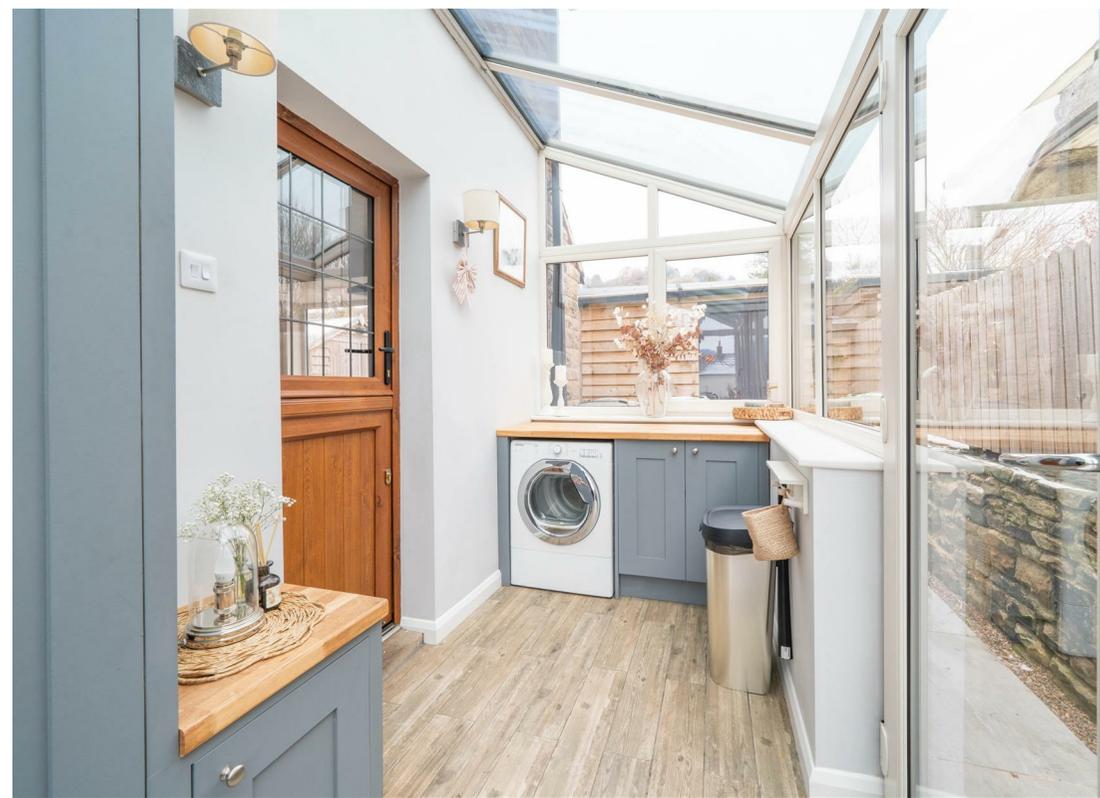
£325,000 - £350,000 (Guide price)  
Situating in the very heart of the highly sought-after village of Ashover, this beautifully presented three-bedroom semi-detached home combines timeless modernisation with generous living space and an enviable village lifestyle.

Ashover is renowned for its thriving community feel, excellent local amenities and access to some of Derbyshire's finest countryside walks. The village itself offers a charming selection of independent shops, well-regarded traditional pubs, and popular local schools, all within easy walking distance. For commuters and families alike, the location is ideal, providing convenient access to Chesterfield and Matlock, both just a short drive away.

The home has been thoughtfully modernised in a style that feels both contemporary and enduring, ensuring it will stand the test of time. Arranged over two storeys and offering spacious, well-balanced accommodation, the property features a stylish shaker-style dining kitchen, perfectly suited to modern family life, with an adjoining boot room / utility room adding everyday practicality. A bay-fronted family lounge provides a warm and welcoming space, complemented by a sleek ground-floor bathroom.

Upstairs, there are three well-proportioned bedrooms, ideal for families, downsizers, or those seeking





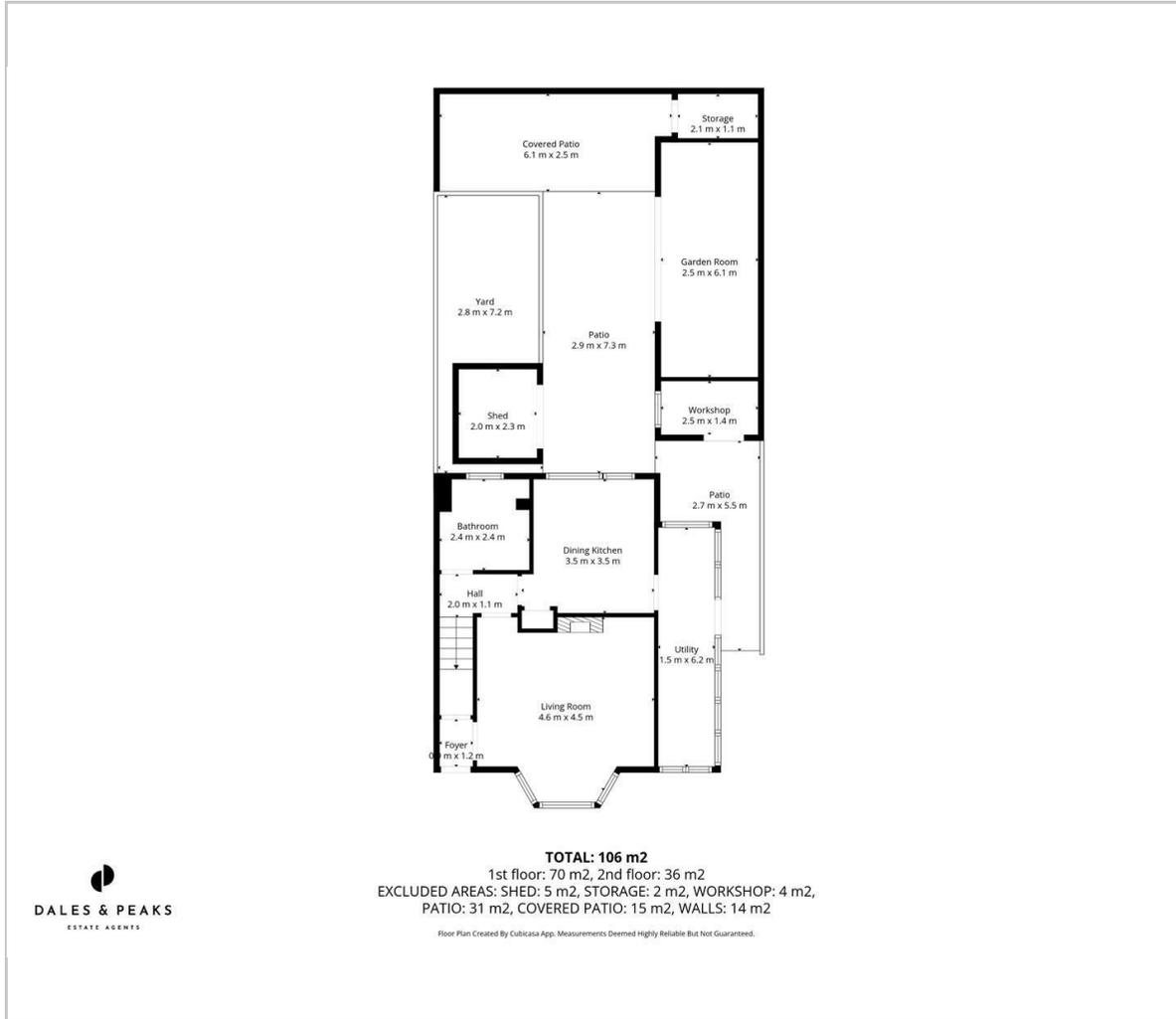
flexible home-working space.

To the rear, the property truly comes into its own. The beautifully landscaped garden has been designed with entertaining in mind, offering both an open social patio and a covered seating area for year-round use. A superb self-contained garden room currently serves as a bar and gym but would equally make an exceptional home office, studio, or snug.

A rare opportunity to secure a modernised, characterful home in one of Derbyshire's most desirable villages, combining village charm, countryside living, and excellent connectivity.

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## Floor Plan



## Viewing

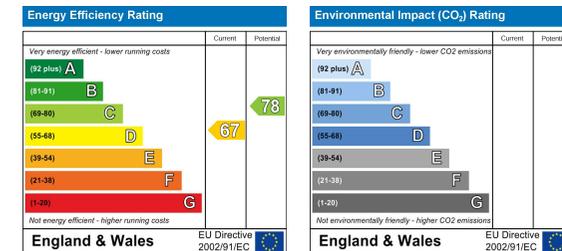
Please contact our Chesterfield Office on 01246 567540 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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