

A STYLISH FOUR BEDROOM TOWN HOUSE WITH ATTACHED GARAGE

**15 TAYLOR COURT
ASHBOURNE
DE6 1BZ**



PRICE: OFFERS AROUND £269,950

Occupying a convenient location within a short walk of the town centre
Ideally suited to professionals couples or as a buy to let
NO UPWARD CHAIN

DESCRIPTION

A stylish and deceptively spacious four bedroom modern end town house occupying a courtyard style setting conveniently located within a short walk of Ashbourne town centre. The property offers beautifully presented flexible living accommodation over three floors briefly comprising entrance hall, breakfast kitchen, utility room, cloakroom and dining room to the ground floor. Sitting room and master bedroom with dressing area and ensuite shower room to the first floor and on the second floor there are three further bedrooms and a family bathroom. Externally there is an attached garage, parking space and rear garden designed for ease of maintenance.

ACCOMMODATION

A partially double glazed front entrance door opens into the

Entrance Hallway with staircase leading to the first floor, radiator, doors lead to the cloakroom and dining room along with an opening into the



Breakfast Kitchen 4.01m x 3.42m (13'2" x 11'3") comprising a modern range of wall and base units and drawers in grey with integrated Lamona dishwasher, fridge, freezer, electric oven and four ring gas hob with extractor hood above. Wood effect work surface with inset 1.5 bowl stainless steel sink and drainer unit, tiled splashback, double glazed front aspect window, radiator and door leading into the

Utility Room 1.63m x 1.54m (5'4" x 5'1") with matching base unit to the kitchen, work surface, stainless steel sink and drainer unit, tiled splashback. Space and plumbing for washing machine, wall mounted gas central heating boiler, radiator and partially double glazed rear entrance door.

Cloakroom comprising a low flush wc, wash hand basin with vanity unit below, tiled splashback and radiator.



Dining Room 3.67m x 3.25m (12'1" x 10'8") with radiator and double glazed French doors with side windows opening onto the rear garden.

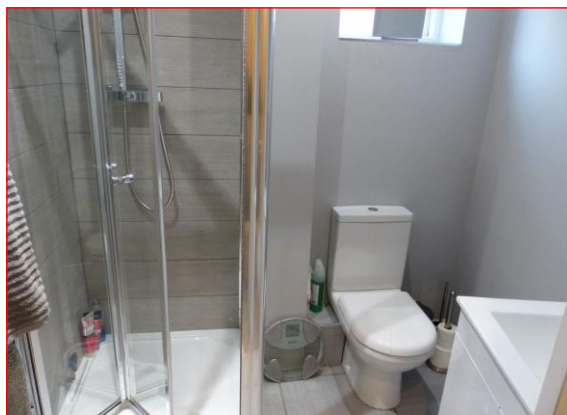
First Floor Landing with front aspect double glazed window and radiator.



Sitting Room 4.80m x 3.41m (15'9" x 11'2") with front aspect double glazed window, two radiators and feature fireplace with inset coal effect gas fire.



Bedroom One 4.93m x 3.04m (16'2" x 10') having two rear aspect double glazed windows, radiator and a range of fitted wardrobes providing hanging and shelving with dressing table and overhead cupboards. There is a dressing area providing further wardrobe space and a door leads into the

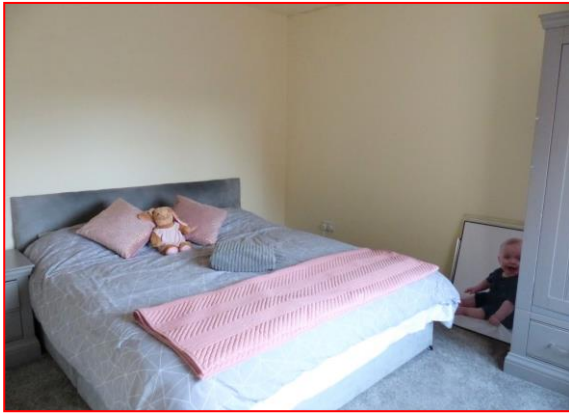


En Suite Shower Room comprising shower cubicle with mains control shower, wash hand basin with vanity unit below, low flush wc, heated towel rail, shaver point, tiled flooring and side aspect double glazed window.

Second Floor Landing with front aspect double glazed window, radiator and cylinder cupboard.

Bedroom Two 3.42m x 3.06m (11'3" x 10'1") with front aspect double glazed window and radiator.

Bedroom Three 3.78m x 2.98m (12'5" x 9'9") with rear aspect double glazed window and radiator.



Bedroom Four 2.46m x 2.13m (8'1" x 7') with rear aspect double glazed window and radiator.



Family Bathroom comprising a panelled bath with mains control shower over, wash hand basin with vanity unit below, low flush wc, heated towel rail, tiled flooring and partially tiled walls. Ceiling spot lights, shaver point and side aspect double glazed window.

OUTSIDE

The property stands in a court yard setting and has an attached garage with up and over door light and power. There is an enclosed rear garden with decked terrace with steps down to a lower level slate area with central water feature.

SERVICES

It is understood that all mains services are connected.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

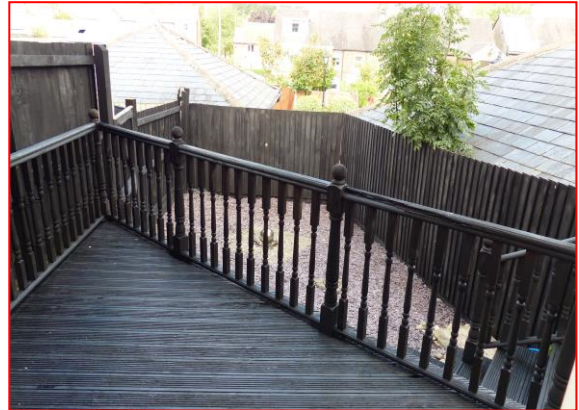
COUNCIL TAX

For Council Tax purposes the property is in band D

EPC RATING band C

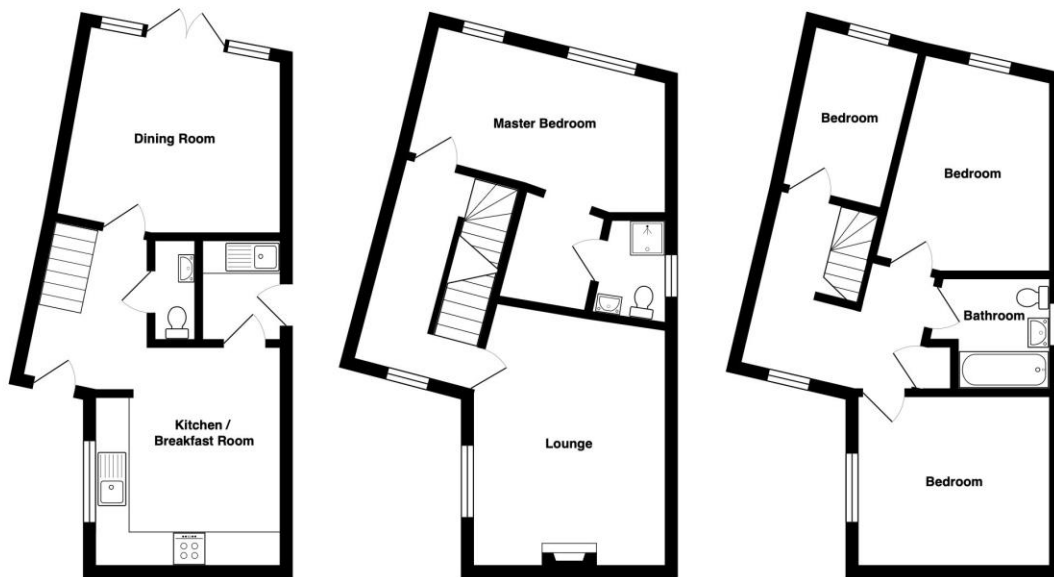
VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.



Ref: FTA2309

15, Taylor Court, Ashbourne, DE6 1BZ



Total Area: 120.0 m² ... 1292 ft²

All measurements are approximate and for display purposes only

www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.