



58 MAYFIELD ROAD, ASHBOURNE, DE6 1AS

PRICE: £199,500



ASHBOURNE: 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk
MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk

www.fidler-taylor.co.uk



DESCRIPTION

Being conveniently located for the shops, schools and other facilities of Ashbourne this immaculately appointed and presented, traditionally styled and constructed townhouse property offers spacious, two bedrooom accommodation ideal for the discerning first time purchaser, professional couple or a young family.

The accommodation benefits from gas fired central heating and sealed unit double glazing throughout and briefly comprises reception hall, under stairs cloak/utility cupboard, cellar, attractive front sitting room, rear dining room with comprehensively fitted kitchen off. At first floor level two generous double bedrooms, large bathroom. Outside, small forecourt and pleasant rear garden.

Early viewing is most enthusiastically encouraged.

ACCOMMODATION

A upvc sealed unit double glazed front door leads to

Reception Hall having oak effect floor finish, single panel central heating radiator and staircase off to first floor level.

Spacious Under Stairs Cloak/Utility Cupboard with fitted coat pegs and plumbing for automatic washing machine.

From the Hall a further door provides access to brick steps to

Cellar approx. 2.8m x 2m [9'2" x 6'67"] providing useful additional storage facility.

Front Sitting Room 3.74m x 3.63m [12'3" x 11'11"] plus deep cant bay to the front having sealed unit double glazed upvc window with fitted white plantation shutters. Attractive, recessed rustic brick fireplace with stone hearth and fitted cast iron log burner stove.

Dining Room 4m x 3.3m [13'2" x 10'10"] having oak effect floor, double panel central heating radiator and sealed unit double glazed upvc window to the rear with fitted plantation shutters. Recessed brick built decorative fireplace with stone hearth. This room is open plan with adjacent room-divider cupboard to

Kitchen 2.7m x 2.29m [8'10" x 7'6"] being comprehensively fitted with a good range of contemporary units providing one and a half bowl single drainer stainless steel sink unit with mixer tap, base and wall cupboards, drawer bank and ample work surfaces. Oven housing with fitted CDA electric double oven and inset four-burner CDA gas hob with extractor fan above. Inset ceiling spot light. Sealed unit double glazed window, matching door to exterior rear.

Staircase to first floor spacious landing

Bedroom One (front) 4.7m x 3.7m [15'5" x 12'2"] with two sealed unit double glazed windows to the front both fitted with plantation shutters, double panel central heating radiator and useful over stairs storage cupboard housing the wall mounted gas fired boiler for domestic hot water and central heating.

Bedroom Two (rear) 4m x 3.m [13'2" x 9'10"] with double panel central heating radiator, sealed unit double glazed window with plantation shutters and attractive decorative cast iron fireplace.

Bathroom being of spacious proportions approx. 2.7m x 2.5m [8'10" x 8'3"] with high quality contemporary three-piece suite in



white comprising panelled bath with full height tiling and mains shower control over. Low flush wc and pedestal wash hand basin. Double panel central heating radiator and contemporary towel rail radiator. Sealed unit double glazed window with plantation shutters.

OUTSIDE

The property stands in a prominent location behind a small forecourt whilst to the rear there is a good sized, split-level garden with paved patio terrace, lawn and slated. Garden store, small log store.

The rear garden adjoins open land to the rear.

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

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in Derbyshire Dales District Council band B

EPC RATING band D

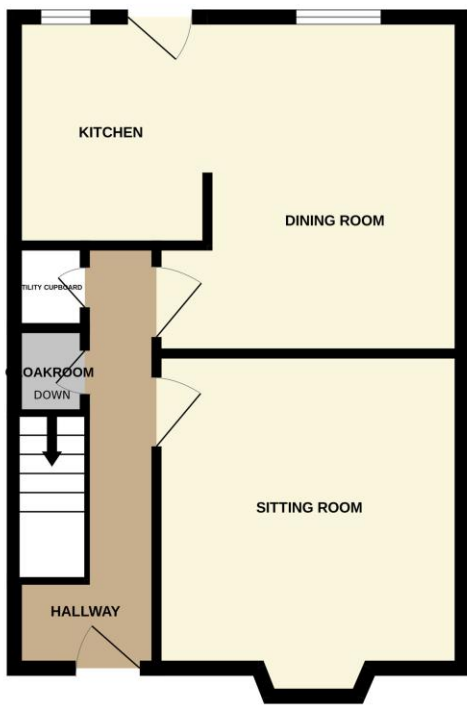
VIEWING

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

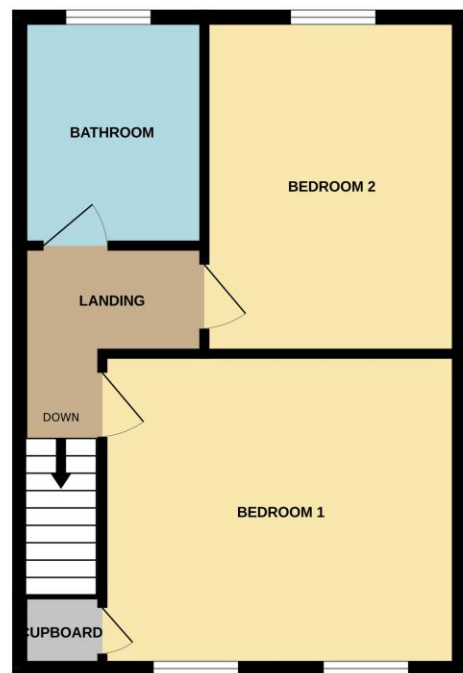
Ref FTA2644



GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024