



**4 OLD SCHOOL MEADOWS  
MARSTON MONTGOMERY, DE6 2FQ**

**PRICE: OFFERS AROUND £340,000**



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## DESCRIPTION

A superb, immaculately presented three bedroomed semi detached property built in 2021 to a high specification. Occupying a cul-de-sac position of only nine properties, situated within the heart of the sought after village of Marston Montgomery.

An internal viewing is recommended to fully appreciate the attention to detail and quality fittings to include oak internal doors, high specification kitchen with integrated appliances, under floor heating to the ground floor, quality bathroom fittings and hardwood double glazing.

The accommodation is arranged over two floors and comprises entrance hall, cloakroom and open plan living dining kitchen with French doors opening onto the rear garden. On the first floor there are three bedrooms, the main bedroom having an ensuite shower room, along with family bathroom.

Externally there is a driveway providing ample parking and leading to the detached garage along with an enclosed rear garden backing onto open countryside.

The property is located within a short walk of the village pub, village hall and primary school. Conveniently placed between the towns of Ashbourne and Uttoxeter. JCB world headquarters are also only a short commute away.

## ACCOMMODATION

A front entrance door opens into the

**Entrance Hall** having tiled flooring with underfloor heating, staircase leading up to the first floor and doors leading to the living dining kitchen and cloakroom.

**Cloakroom** having a continuation of the tiled flooring with underfloor heating, ceramic tiling to half height, low flush wc, wash hand basin and side aspect double glazed window.

### Open Plan Living Dining Kitchen

**Kitchen Area** 3.23m x 3.12m (10'7" x 10'3") having a comprehensive modern range of wall and base units and drawer bank with integrated fridge freezer, dishwasher, washer/dryer, Lamona microwave, Indesit electric oven and five burner gas hob with extractor hood above. Timber work surface with inset Belfast sink, complimentary tiled splashback and breakfast bar. Recessed ceiling spotlighting, front aspect hardwood double glazed window and tiled flooring with underfloor heating continuing into the

**Living/Dining Area** 5.48m maximum narrowing to 4.36m minimum x 4.24m (18' max narrowing to 14'4" min x 13'11") Having an understairs storage cupboard, recessed ceiling spotlighting, rear aspect hardwood double glazed window and hardwood double glazed French doors opening onto the rear garden.

**First Floor Landing** with access to the roof space, recessed ceiling spotlighting, side aspect hardwood double glazed window and in-built over-stairs cupboard housing the Vaillant gas central heating boiler. Doors lead to the bedrooms and bathroom.

**Bedroom One** 3.24m x 3.08m (10'8" x 10'2") with radiator, in-built wardrobe providing hanging space, rear aspect hardwood double glazed window with delightful views of the surrounding countryside. A door opens into the



**En Suite Shower Room** comprising fully tiled shower cubicle with mains control shower, wash hand basin and low flush wc. Tiling to half height, heated towel rail, tiled flooring, recessed ceiling spotlighting and extractor fan.

**Bedroom Two** 3.05m x 2.89m (10' x 9'6") with recessed ceiling spotlighting, radiator and front aspect hardwood double glazed window.

**Bedroom Three** 2.30m x 2.05m (7'7" x 6'9") having recessed ceiling spotlighting, radiator and rear aspect hardwood double glazed window.

**Family Bathroom** 2.48m x 1.92m (8'2" x 6'4") comprising bath with tiled surround, shower attachment to the taps and glazed shower screen. Wash hand basin, low flush wc, tiling to half height, heated towel rail, tiled flooring, recessed ceiling spotlighting and front aspect hardwood double glazed window.

#### **OUTSIDE**

There is a lawned and gravelled fore-garden with driveway to the side of the property providing ample parking and access to the **Detached Garage** 5.73m x 3.22m (18'10" x 10'7") having an electric up and over door, light, power and side entrance door.

There is an enclosed rear garden with paved patio providing seating area and lawned area

#### **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**

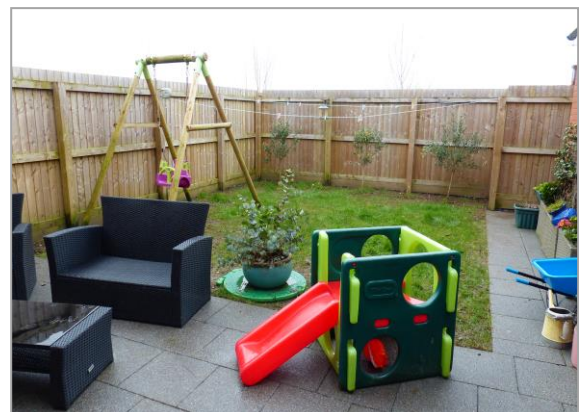
For Council Tax purposes the property is in band B

#### **EPC RATING B**

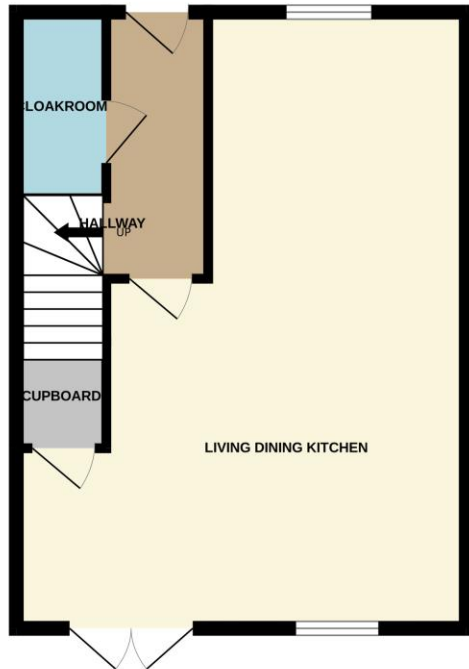
#### **VIEWING**

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

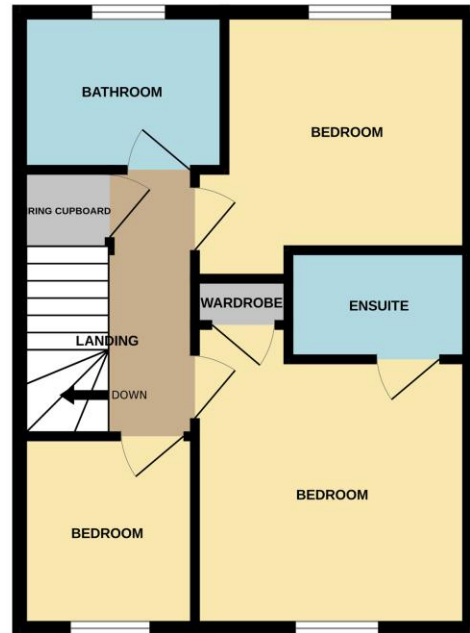
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GROUND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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.  
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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.