



**45 LODGE FARM CHASE  
ASHBOURNE  
DE6 1GY**

**Price: £345,000**









## 45 LODGE FARM CHASE, ASHBOURNE, DE6 1GY

An immaculately presented modern four bedroomed detached property, built in 2015, occupying a pleasant residential location within walking distance of the Waterside Retail Park and market town of Ashbourne.

The property has gas central heating, upvc double glazing and briefly comprises entrance hall, cloakroom, sitting room and 'L' shaped dining kitchen with French doors opening onto the rear garden. On the first floor there are four bedrooms, the master having an en-suite shower room, along with a family bathroom.

Externally there is an enclosed walled garden, driveway parking and detached single garage.

### NO UPWARD CHAIN

#### ACCOMMODATION

A partially double glazed front entrance door opens into the

**Entrance Hall** with tiled flooring, staircase leading to the first floor, radiator and doors lead to the cloakroom, sitting room and dining kitchen.

**Cloakroom** having a continuation of the tiled flooring, low flush wc, wash hand basin with tiled splashback, front aspect upvc double glazed window and radiator.

**Sitting Room** 4.44m x 3.21m (14'7" x 10'6") having a front aspect upvc double glazed window and radiator.

**L Shaped Dining Kitchen** 5.12m x 2.64m extending to 7.01m (16'10" x 8'8" extending to 23') Again having a continuation of the tiled flooring and comprising a quality range of wall and base units and drawers with integrated Electrolux fridge, freezer and dishwasher. Zanussi electric oven and four ring electric hob with stainless steel extractor hood above. Granite work surfaces and upstands with inset stainless steel one and a half bowl sink and drainer unit.

Baxi gas central heating boiler housed within one of the units. Space and plumbing for washing machine. Two radiators, understairs storage cupboard with power, side and rear aspect upvc double glazed windows and Upvc double glazed French doors opening onto the rear garden.

**First Floor Landing** with access to the roof space. In built cylinder cupboard and doors lead to the bedrooms and bathroom.

**Bedroom One** 4.30m maximum x 2.69m extending to 3.60m (14'1" max x 8'10" extending to 11'10") Having a radiator and front aspect upvc double glazed window with views of the countryside beyond. Door opens into the

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

**Bedroom Two** 3.60m x 2.63m (11'10" x 8'8") having front

and side aspect upvc double glazed windows and radiator.

**Bedroom Three** 2.90m x 2.20m (9'6" x 7'3") having a rear aspect upvc double glazed window and radiator.

**Bedroom Four** 2.32m extending to 3.32m x 2.61 (7'7" extending to 10'11" x 8'7") Having a rear aspect upvc double glazed window and radiator.

**Family Bathroom** 2.02m x 1.85m (6'8" x 6'1") comprising bath with shower attachment to the taps and tiled surround, pedestal wash hand basin and low flush wc. Tiled splashback and tiled flooring. Extractor fan, rear aspect upvc double glazed window and heated towel rail.

#### OUTSIDE

To the rear of the property there are paved and gravelled seating areas with shaped lawn and planted border along with side entrance gate. Beyond the garden is a driveway providing parking and access to the detached single garage.

#### SERVICES

It is understood that 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 E.

**EPC RATING B****VIEWING**

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

Ref: FTA2654

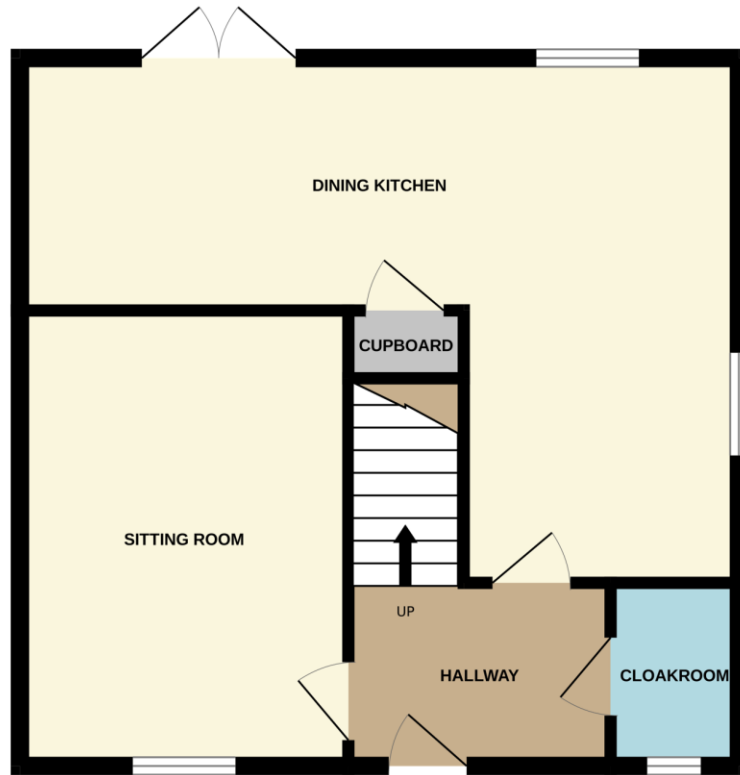




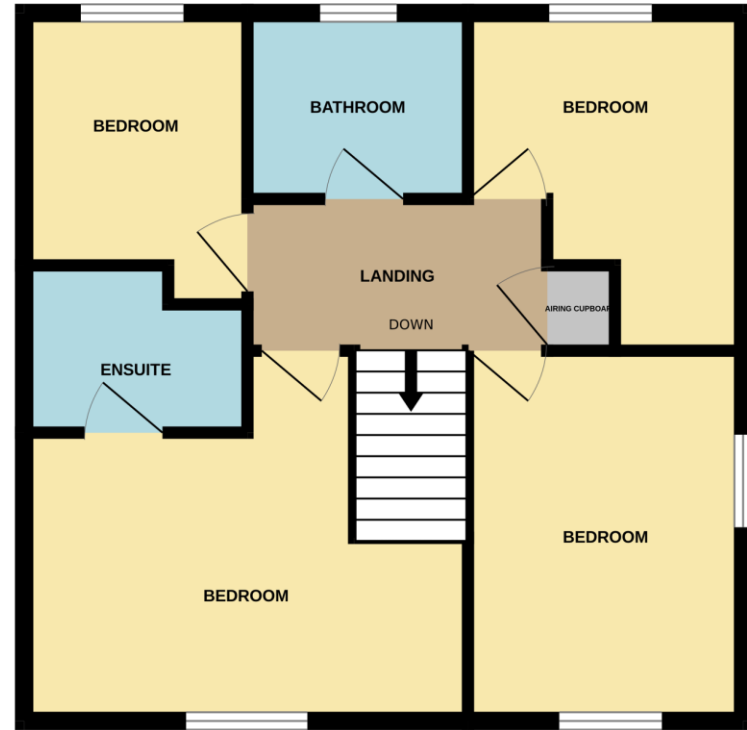




GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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.  
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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.*

