



**40A BELLE VUE ROAD, ASHBOURNE, DE6 1AT**

**PRICE: Offers in the region of £275,000**



**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](http://www.fidler-taylor.co.uk)



**ESTATE AGENTS   CHARTERED SURVEYORS   AUCTIONEERS**



## DESCRIPTION

A well presented two bedroomed extended semi detached bungalow located on a private driveway within Ashbourne town centre enjoying superb views from the rear garden.

The accommodation comprises entrance porch, entrance hall, dining kitchen with French doors opening onto the garden, sitting room with patio doors also opening onto the garden, two bedrooms and shower room. Externally there is an allocated parking space and delightful rear garden overlooking Ashbourne and the surrounding countryside.

The property has gas central heating and majority upvc double glazing.

## ACCOMMODATION

A partly double glazed entrance door opens into the

**Side Entrance Porch** with roof window and glazed door opening into the

**Entrance Hall** having access to the roof space and doors lead to the sitting room, bedrooms, shower room and inbuilt storage cupboard/linen store. An opening leads into the

**Dining Kitchen** 4.4m x 2.43m [14'5" x 8'] comprising a modern range of wall and base units and drawers with integrated appliances including fridge, freezer, washing machine, dishwasher, microwave, electric oven and four-ring electric hob with stainless steel extractor hood above. Work surface with inset ceramic one and a half bowl sink and drainer unit. Recessed ceiling spotlighting and radiator. Rear aspect upvc double glazed window with views over Ashbourne towards the countryside beyond and upvc double glazed French doors opening onto the rear garden.

**Sitting Room** 4.11m x 3.08m [13'6" x 10'2"] with radiator and sliding double glazed patio doors opening to the garden.

**Bedroom One** 3.42m x 3.1m [11'3" x 10'2"] measured up to the wardrobes which provide hanging and shelving space. Having a radiator and front aspect upvc double glazed bay window.

**Bedroom Two** 2.5m x 2.13m [8'3" x 7'] having a front aspect upvc double glazed window and radiator.

**Shower Room** 2.38m x 1.58m [7'10" x 5'2"] comprising a corner shower cubicle with mains control shower, wash hand basin with vanity unit below and low flush wc. Partially tiled walls, tiled flooring, side aspect upvc double glazed window and heated towel rail.

## OUTSIDE

The property is approached over a private driveway leading to 40A and the neighbouring bungalow. There is an allocated parking space. Immediately to the front of the property there are flower beds and access to the front door. A side entrance gate leads to the rear garden where there are two paved patios providing pleasant seating areas, raised beds and planted borders. The rear garden enjoys far reaching views over Ashbourne town centre to the countryside beyond.

## 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.

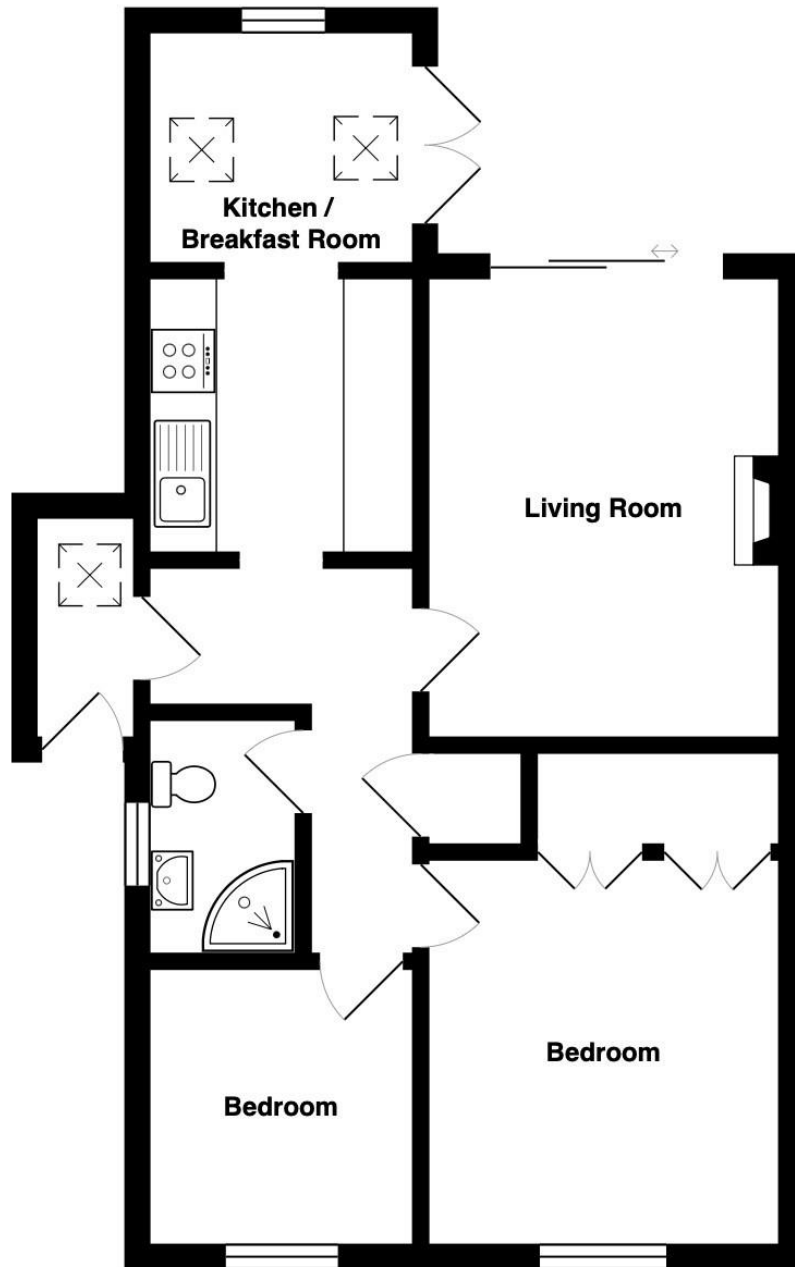
**EPC RATING C****VIEWING**

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

Ref FTA2657



40a, Belle Vue Road, Ashbourne, DE6 1AT



Total Area: 58.5 m<sup>2</sup> ... 630 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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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.