



**5 SPIRE CLOSE
ASHBOURNE
DE6 1DB**

PRICE: OFFERS AROUND £485,000







5 SPIRE CLOSE, ASHBOURNE, DE6 1DB

A high specification and well presented four bed roomed detached family home located within a highly regarded location on a small prestige development overlooking a green area with footpaths from the doorstep to the town centre, Mappleton, Thorpe & the Tissington Trail, enjoying the convenience of local amenities yet being surrounded by open countryside.

Built in 2015, the well designed and proportioned accommodation comprises spacious entrance hall, cloakroom, dual aspect sitting room with log burning stove, home office/playroom and excellent open plan living, dining kitchen with partially glazed roof and twin French doors opening onto the rear garden, creating a light and spacious room ideal for family living and entertaining. There is also a utility room to the ground floor.

On the first floor there are four bedrooms, the master having an ensuite shower room along with family bathroom comprising a four piece suite including bath and separate shower cubicle.

Externally there is a driveway to the side of the property providing ample parking and leading to the detached garage. There is also a pleasant, enclosed landscaped rear garden.

With energy efficiency in mind the current owner has had solar panels fitted to the garage roof and an electric smart car charger with two storage batteries.

ACCOMMODATION

A front entrance door opens into a

Spacious Entrance Hallway with Karndean flooring, covered ceiling, radiator, staircase leading to the first floor and under stairs storage cupboard. Doors lead to sitting room, kitchen, study and cloakroom.

Cloakroom having a continuation of the Karndean flooring and comprising low flush wc, wash hand basin, side aspect upvc double glazed window, covered ceiling and radiator.

Home Office/Playroom 3.24m x 2.53m [10'8" x 8'4"] again having a continuation of the Karndean flooring, front aspect

upvc double glazed bay window, covered ceiling and radiator.

Sitting Room 4.94m x 3.36m [16'2" x 11'] having a covered ceiling, front and side aspect upvc double glazed windows, radiator and multi fuel stove standing on a raised hearth.

Living Dining Kitchen 8.18m x 3.17m [26'10" x 10'5"] overall measurements. A light and bright spacious area comprising a comprehensive range of wall and base units and drawers incorporating a wine rack. Integrated appliances include fridge, freezer, Hotpoint oven and grill, Siemens four-ring electric induction hob with stainless steel extractor hood above along with space and plumbing

for dishwasher. There are Granite work surfaces and upstands with integrated one and a half bowl sink and drainer unit. Recessed ceiling spotlighting, covered ceiling, television aerial point and two radiators. There is Karndean flooring throughout the living dining kitchen with twin upvc double glazed French doors from the sitting and dining area opening onto the rear garden. An opening leads into the

Utility Room 2.19m x 1.74m [7'2" x 5'8"] having a continuation of the Karndean flooring, base unit with work surface over incorporating a stainless steel sink and drainer unit. Wall mounted Baxi gas central heating boiler concealed within a wall cupboard. Space for two appliances along with plumbing for washing machine.

Coved ceiling, radiator and partially double glazed side entrance door.

First Floor Landing with access to the roof space. Radiator and cylinder/airing cupboard.

Bedroom One 3.48m x 3.12m [11'5" x 10'3"] having a front aspect upvc double glazed window, radiator, television aerial point and fitted wardrobe with sliding doors. Door leads to

En Suite Shower Room comprising fully tiled double shower cubicle with mains control shower, low flush wc and wash hand basin with tiled splash back. Heated towel rail, recessed ceiling spotlighting, side aspect upvc double glazed window and Karndean flooring.

Bedroom Two 4.26m x 2.63m [14' x 8'8"] overall measurements. Having two front aspect upvc double glazed windows and radiator.

Bedroom Three 3.26m x 2.76m [10'8" x 9'1"] having a side aspect upvc double glazed window and radiator.

Bedroom Four 2.51m x 2.13m [8'3" x 7'] plus door recess. Currently used as a study but would make a lovely child's bedroom. Having a radiator and rear aspect upvc double glazed window enjoying views over Ashbourne.

Family Bathroom Comprising a fully tiled double shower cubicle with mains controls shower, bath with shower attachment to the taps, pedestal wash hand basin and low flush w.c. Karndean flooring, tiling to half height, heated towel rail and side aspect upvc double glazed window.

OUTSIDE

There is a fore garden with well stocked flower beds and lawn extending to the side of the property. To the opposite side there is a driveway providing parking and access to the

Detached Garage 5.95m x 3.19m [19'6" x 10'6"] with up and over door, loft storage area, light and power connected. There are solar panels fitted to the roof of the garage.

A side entrance gate opens into the landscaped rear garden. Enjoying a southerly aspect with paved patio across the rear of the property and lawn beyond with raised borders. The garden is enclosed by brick walling and boundary fencing.

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.

There is an annual maintenance charge for greenspace communal areas of £385.

COUNCIL TAX

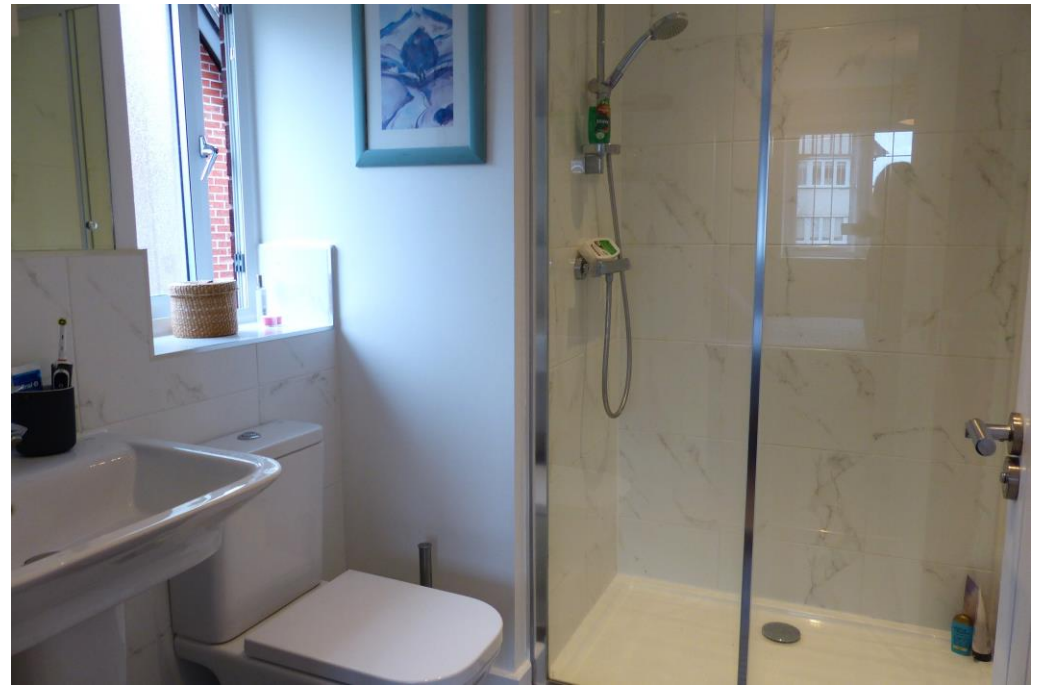
For Council Tax purposes the property is in Band E.

EPC RATING B.

VIEWING

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

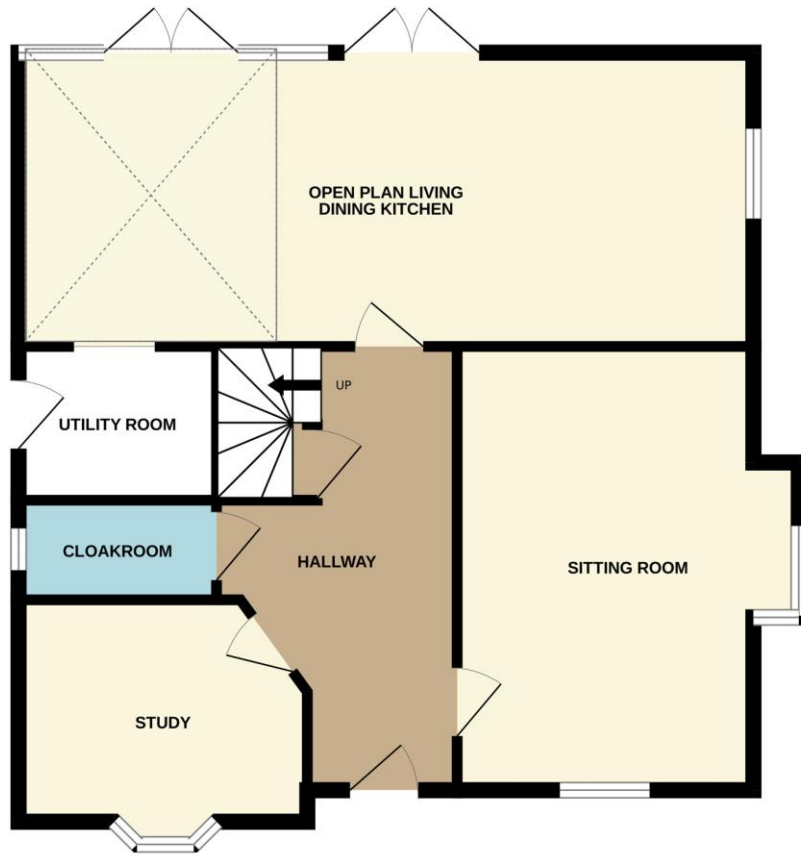
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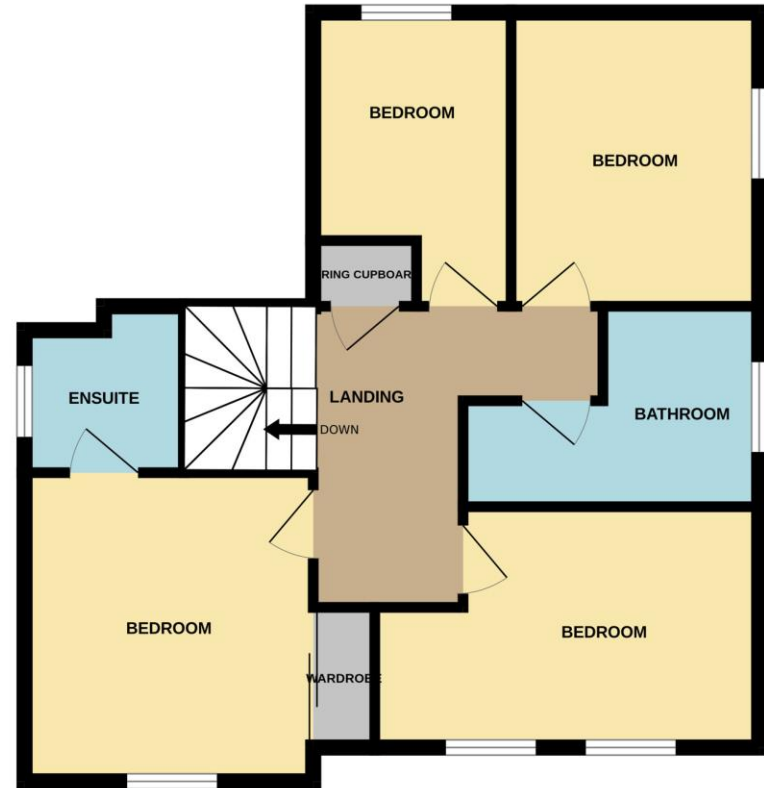




GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1370 sq.ft. (127.3 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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