



**16 THE PARK
MAYFIELD
DE6 2HT**

PRICE: O/A £475,000







16 THE PARK, MAYFIELD, ASHBOURNE, DERBYSHIRE, DE6 2HT

An individual detached family residence occupying a very well proportioned plot in an enviable cul de sac position within a popular village and enjoying spectacular views to the rear.

The spacious and adaptable gas centrally heated and double-glazed accommodation provides three reception rooms, four bedrooms (one with en suite bathroom), kitchen, large utility/boiler room and guest cloakroom. Outside there are spacious, well stocked gardens with open fields to the rear and a useful brick double garage.

The property now offers considerable scope for further alteration, upgrading or extension (subject to any necessary consents) and should be viewed by all interested parties without delay.

ACCOMMODATION

The recessed porch shelters the white upvc sealed unit double glazed front entrance door with flanking matching side screen to

Reception Hall being of most pleasant proportions with staircase off to first floor level and sealed unit double glazed side window.

Ground Floor Snug or Study 4.08m x 2.69m [13'5" x 8'10"] fitted with a range of inbuilt shelved storage cupboards and having a curved upvc sealed unit double glazed window to the front.

NB This room contains a self-contained single person lift with fitted fold-down seat. The lift extends up into the Master Bedroom.

Sitting Room 5.03m x 4.25m [16'6" x 14'] with two wall light points and featuring a polished marble fireplace with matching hearth and fitted decorative fuel effect gas fire. To the rear of this room there is a wide upvc sealed unit double glazed window which enjoys superb views over the rear garden and beyond towards rolling countryside. Glazed double opening doors lead to

Dining Room 3.64m x 3.64m [12' x 12']. This room again enjoys superb rolling countryside views through the upvc sealed unit double glazed rear window adjacent to which is a matching door leading to the rear garden.

Breakfast Kitchen 3.6m x 3m [11'10" x 9'10"] with oak floor finish and part fully ceramic tiled walls. There is a fitted range of base cupboards and wall cupboards with oak effect work tops and inset single drainer stainless steel sink unit. Upvc sealed unit double glazed window. Useful

large full height inbuilt shelved pantry cupboard. There is a door off to an under stairs storage cupboard with fitted coat pegs and light and there are also connecting doors to the Reception Hall and Dining Room. A further half glazed door leads to

Rear Hall 2.62m x 1.7m [8'7" x 5'7"] plus recess having quarry tiled floor and door to exterior rear. Hardwood panelled and small pane glazed door to the exterior front.

Cloakroom having quarry tiled floor, small pane glazed window fully ceramic tiled walls and fittings in white comprising low flush wc, pedestal wash hand basin.

Utility/Boiler Room 3.47m x 2.41m [11'5" x 7'11"] having fully tiled walls and upvc sealed unit double glazed window with far reaching views. This room provides a fitted double drainer stainless steel sink unit over base cupboards and

flanking work surface with appliance space beneath having plumbing for washing machine. Wall mounted Worcester gas fired boiler for domestic hot water and central heating.

Staircase to first floor landing with ceiling access hatch with sliding aluminium loft ladder leading to the partially boarded and illuminated loft space.

Inbuilt Cylinder and Airing Cupboard housing the insulated copper hot water cylinder with fitted immersion heater and fitted slatted shelves.

Master Bedroom Suite comprising

Bedroom 5.5m x 3.8m [18' x 12'6"] maximum having upvc sealed unit double glazed windows to front and side, the side window enjoying far reaching views towards to the valley of the River Dove and beyond.

NB as noted previously the single person passenger lift extends from the Ground Floor Study to this bedroom.

En Suite Bathroom having coloured three piece suite comprising panelled bath, pedestal wash hand basin and low flush wc. Half tiled walls and sealed unit double glazed window.

Bedroom Two 4.23m x 3.62m [13'10" x 11'10"] maximum with wide upvc sealed unit double glazed window which again enjoys far reaching countryside views towards Mayfield Hall and beyond.

Bedroom Three (front double) 3.04m x 3.02m [10' x 9'11"] with two upvc sealed unit double glazed windows, the side window looking over the fields towards Upper Mayfield and beyond. Fitted wash hand basin with tiled splash back. Double opening, over stairs wardrobe cupboard with fitted shelves and hanging rail.

Bedroom Four (rear) 3.64m x 2m [11'11" x 6'7"] plus door recess. This room again enjoys the spectacular panoramic countryside views.

Principal Family Bathroom having coloured suite comprising panelled bath, pedestal wash hand basin and low flush wc. Half tiled walls, central heating radiator and upvc sealed unit double glazed window.

OUTSIDE

The property occupies an enviable cul de sac position on a good sized plot. There is a well stocked planted front garden with numerous shrubs, trees, bushes, heathers, evergreens.

A driveway provides useful car standing space and leads to the

Detached Brick and Tile Garage 6.19m x 4.87m [20'4" x 16'] with automatic up and over door, electric light and power supply and cold water tap. Pedestrian access door leads to the rear garden.

The rear garden is a particular feature of the house being of spacious proportions and laid primarily to lawn with very well stocked shrub, flower and evergreen beds and borders. There is a raised patio terrace, aluminium framed greenhouse and productive vegetable patch with soft fruit bushes. The entire rear garden adjoins and overlooks open fields.

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 East Staffordshire band F.

EPC RATING band D.

VIEWING

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

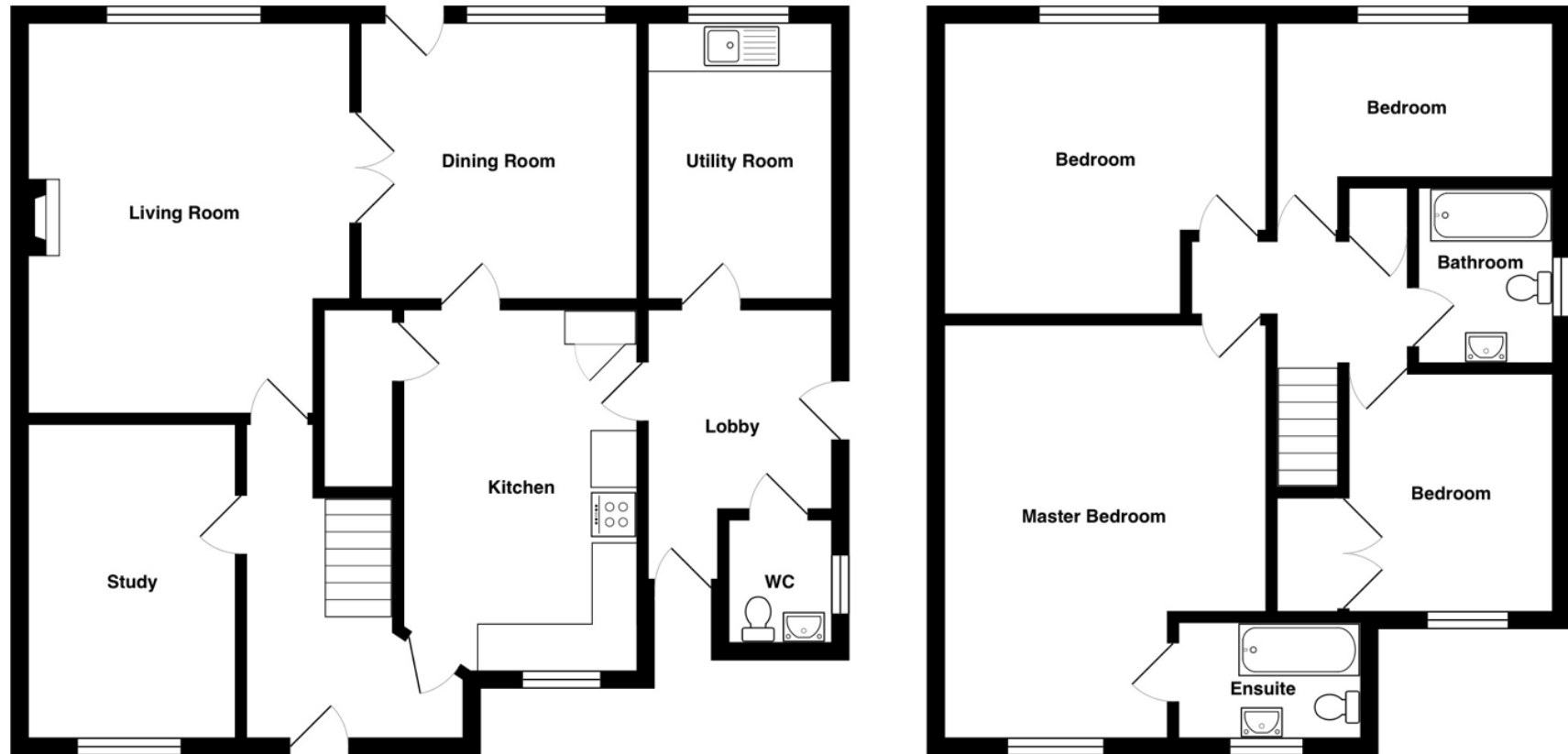
Ref FTA2664







16 The Park, Mayfield, Derbyshire



Total Area: 162.5 m² ... 1749 ft²

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.

