



**21 TUTBURY HOLLOW, ASHBOURNE, DERBYSHIRE, DE6 1TD**

**PRICE: £365,000**



**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)



## DESCRIPTION

Occupying an enviable end of cul de sac position in a popular, convenient and sought after residential development this detached, family home offers spacious and pleasantly appointed, four-bedroomed accommodation.

Being gas centrally heated and sealed unit double glazed throughout the property briefly comprises generous reception hall with guest cloakroom, front sitting room with bay window and generously proportioned, comprehensively fitted dining kitchen with integrated appliances. There is a rear hall/utility room whilst at first floor level four bedrooms, one with en suite shower room and further family bathroom. Outside, forecourt garden, side driveway parking leading to detached garage. Pleasant, private, enclosed rear garden.

Early viewing is highly recommended.

## ACCOMMODATION

A tiled canopy porch shelters the panelled and sealed unit double glazed door to

**Reception Hall** with central heating radiator, staircase off to first floor level and useful shelved under stairs storage cupboard with electricity consumer unit.

**Guest Cloakroom** having fitments in white comprising low flush wc and pedestal wash hand basin with tiled splash back. Central heating radiator, double glazed window.

**Front Sitting Room** 5.02m x 3.32m [16'6" x 10'11"] plus box bay window to the front with small paned sealed unit double glazed window having integrated venetian blinds. Two single panel central heating radiators.

**Dining Kitchen** 6.1m x 3.61m [20' x 11'10"] the dining area having upvc sealed unit double glazed double opening French doors to the rear garden and single panel central heating radiator. The kitchen area also has central heating radiator and is fitted with an excellent range of contemporary units providing base cupboards and wall cupboards with drawer bank. Ample timber effect round edge work surfaces with inset single drainer one and a half bowl sink unit with mixer tap. Integrated Zanussi electric double oven with four burner Zanussi gas hob over and brushed stainless steel cooker hood. Integrated dishwasher and integrated refrigerator and freezer.

**Utility Room/Rear Porch** 1.86m x 1.38m [6'1" x 4'6"] with fitted single drainer stainless steel sink unit having base cupboard and shelving beneath and appliance space with plumbing for automatic washing machine. Wall mounted Vailant gas fired boiler for domestic hot water and central heating. Central heating radiator, sealed unit double glazed and panelled door to the exterior side.

Staircase to first floor landing with large cylinder and airing cupboard housing the enclosed hot water cylinder with fitted shelf and hanging rail. Loft access hatch with ladder to part boarded loft storage space.

**Master Bedroom Suite** comprising

**Bedroom** 3.9m x 3.45m [12'9" x 11'4"] with central heating radiator and small pane sealed unit double glazed window. Inbuilt double opening mirror fronted wardrobe with hanging rail and shelves.

**En Suite Shower Room** having contemporary fitments in white comprising spacious walk-in shower cubicle with tiled walls and



mains shower control. Low flush wc and pedestal wash hand basin. Ceramic tiling to floor and half ceramic tiling to walls. Sealed unit double glazed window. central heating radiator.

**Bedroom Two** (rear double) 3.58m x 3.22m [11'9" x 10'7"] having double glazed window overlooking the rear garden. Central heating radiator.

**Bedroom Three** (front) 2.55m x 2m [8'5" x 6'7"] plus door recess with small pane glazed sealed unit double glazed window and central heating radiator.

**Bedroom Four** (rear) 2.76m x 2.36m [9'1" x 7'9"] with double glazed window and central heating radiator.

**Family Bathroom** with three piece suite in white comprising panelled bath with mixer tap, shower handset and full height tiling over. Low flush wc, pedestal wash hand basin. Ceramic tiled floor and half height ceramic tiling to the remainder of the walls. Double glazed window, central heating radiator.

#### **OUTSIDE**

The property occupies a delightful, private cul de sac location standing behind a primarily planted forecourt garden. Long flanking tarmacadam driveway provides ample car standing space and leads to the detached brick and tile garage with up and over door and electric light and power supply. The garage measures 5.23m x 2.79m [17'2" x 9'2"].

To the rear the property has the benefit of a delightful, private and enclosed garden with paved patio terrace, lawns on two levels

#### **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 E

#### **EPC RATING band B**

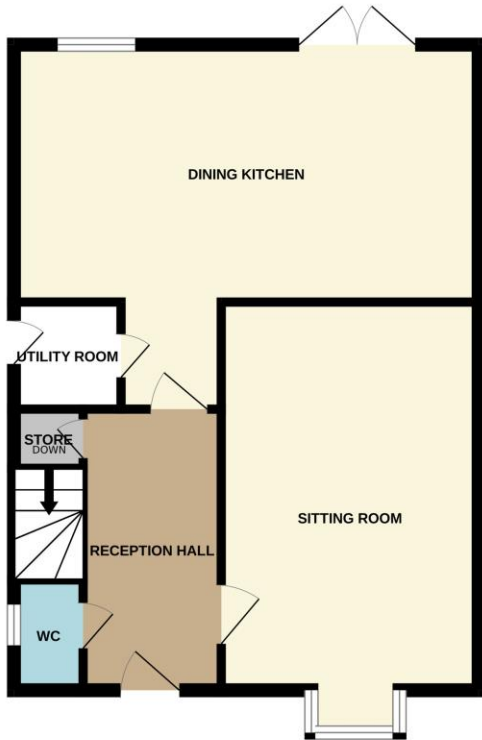
#### **VIEWING**

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

Ref FTA2670



GROUND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR  
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 1088 sq.ft. (101.1 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.  
Made with Metropix ©2024

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

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.