



BANKSIDE, BELLE VUE ROAD, ASHBOURNE

PRICE: Offers around £510,000

DESCRIPTION

An individual detached three bedroom dormer style property which is situated in a popular sought after and convenient residential location close to the edge of town but within very convenient reach of shops and other facilities.

Bankside offers spacious and flexible gas centrally heated and sealed unit double glazed accommodation and briefly comprises spacious reception hall, double aspect sitting room, separate dining room and comprehensively fitted kitchen. Also at ground floor level is a good sized double bedroom with adjoining bathroom whilst at first floor there are two further bedrooms one with en suite shower room facility. (Prospective purchasers should note that plantation blinds are fitted to many of the windows in the property).

Outside spacious well stocked and maintained landscaped garden grounds with ample car standing and turning space leading to a useful brick and tile garage incorporating home office.

Early viewing is considered essential.

ACCOMMODATION

A sealed unit double glazed front door and side screen leads to

Spacious Reception Hall 3.63m x 2.44m (11'11" x 8') maximum having oak effect floor, fitted delph rack and double panel central heating radiator. A contemporary oak and glazed staircase rises to the first floor level.

Double Aspect Sitting Room 5.4m x 3.58m (17'9" x 11'9") with curved sealed unit double glazed upvc window to the front enjoying views towards St Oswald's Church and beyond. There are double opening sealed unit double glazed upvc French doors leading to the side garden. Polished stone fireplace and hearth with Louis style fire surround and fitted decorative fuel effect gas fire. Two central heating radiators.

Dining Room 3.73m x 3m (12'3" x 9'10") with oak effect floor to match the hall, sealed unit double glazed window, central heating radiator.

Spacious Kitchen 4.5m x 2.85m (14'9" x 9'4") (maximum) having been comprehensively fitted with a good range of base and wall cupboards and double opening glazed wall cupboards and ample work surfaces with inset single drainer stainless steel sink unit with mixer tap, integrated appliances including refrigerator, dishwasher and washing machine. Integrated electric oven and fitted four burner gas hob. Ceramic tiled splashbacks, oak effect floor, inset ceiling spot lights. Door to the exterior rear and connecting door to the garage.

Ground Floor Double Bedroom 5m (16'5") maximum x 2.78m (9'2") with sealed unit double glazed windows to the rear and side, central heating radiator.

Ground Floor Bathroom having three piece suite in white comprising panelled bath with over bath Triton Amber 3 electric shower, low flush wc and pedestal wash hand basin. Half tiled walls with the tiling extending to full height over the bath. Towel rail radiator.

Staircase to First Floor Level having access to the roof space, sealed unit double glazed window overlooking the rear garden and in built boiler cupboard housing wall mounted gas fired boiler for domestic hot water and central heating.



First Floor Bedroom Suite comprising **Double Bedroom** 5.57m x 3.3m (18'3" x 10'10") with sealed unit double glazed window, eaves storage cupboard and in built wardrobe cupboard.

En Suite Shower Room having contemporary fittings in white comprising wash hand basin set into vanity unit with double opening cupboard beneath and adjacent wc. Walk in shower cubicle with glazed shower screen and fully shower boarded walls. Mains shower control.

First Floor Bedroom Two 3.62m x 3.58m (11'10" x 11'9) with sealed unit double glazed windows to the front and side, central heating radiator, eaves storage cupboards.

OUTSIDE

The property is approached from Belle Vue Road by a short stretch of private shared driveway which in turn leads to Bankside's own spacious tarmac private driveway which provides good sized car standing and turning space.

Bankside has the benefit of a very generous plot with beautifully landscaped gardens on all sides. To the front the lawns adjoin very well stocked beds and borders and extend to the side of the house with further flower and shrub beds and borders, seating area and raised vegetable beds.

To the rear there is a sloping primarily lawned garden with extensive paved patio terrace.

The property has the benefit of a most useful brick and tile **Garage** which has overall measurements of 4.72m x 2.95m (15'6" x 9'8"). This has been partially partitioned internally to provide a home office or similar. The garage has up and over door, electric light and power connected and cold water tap.

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 D

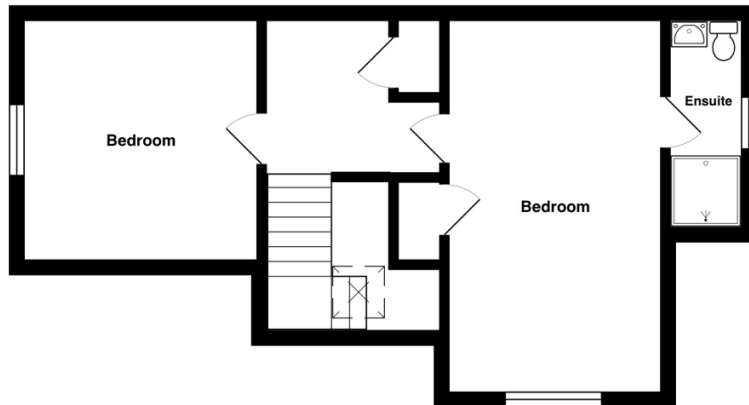
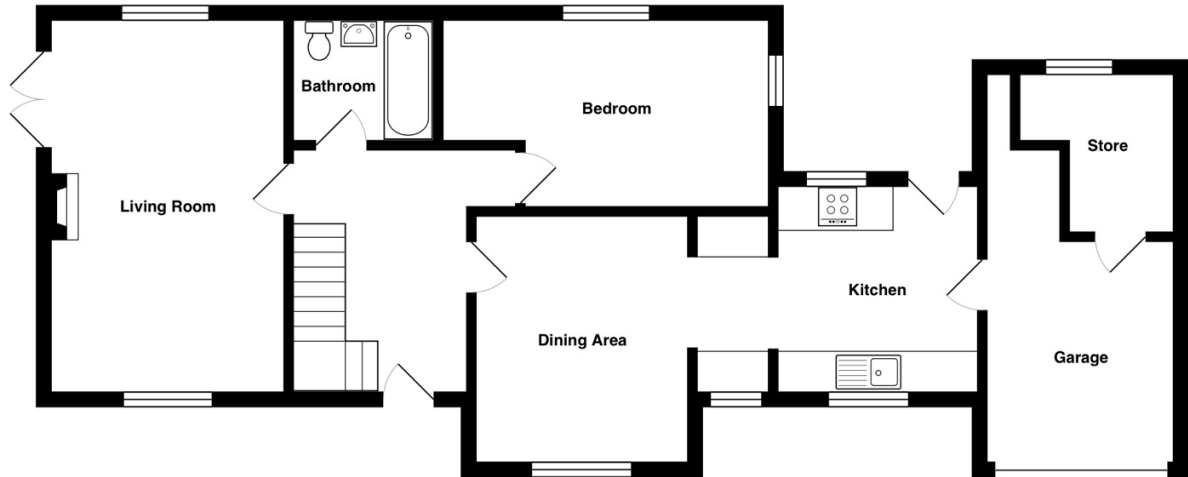
VIEWING

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

Ref FTA2674



Bankside, Belle Vue Road, Ashbourne, DE6 1AT



Total Area: 138.2 m² ... 1488 ft²

All measurements are approximate and for display purposes only

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.