



**27 SPRINGFIELD AVENUE, ASHBOURNE, DE6 1BJ**

**PRICE: £299,000**



**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

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## DESCRIPTION

A traditionally styled detached two bedroom bungalow property occupying a spacious garden plot in a well regarded and convenient location.

Being gas centrally heated and double glazed throughout the bungalow briefly provides reception hall, sitting room, fitted breakfast kitchen, rear porch, two bedrooms and shower room.

Externally the extensive rear garden is a particular feature of the property and includes a large garage workshop plus other outbuildings and also offers scope subject to any necessary consents for further extension of the existing property.

Early viewing is highly recommended.

## ACCOMMODATION

A recessed entrance porch with quarry tiled floor shelters the upvc leaded sealed unit double glazed front door to

**L Shaped Reception Hall** with main rooms off, central heating radiator and ceiling hatch to spacious well insulated loft space with electric light and sliding aluminium loft ladder.

**Sitting Room** 3.75m x 3.34m (12'4" x 11') plus curved bay to the front with sealed unit double glazed window and curved central heating radiator. Natural stone fireplace with hardwood mantel and flanking TV plinth with niche beneath, quarry tiled hearth and open grate. Fitted shelves, further sealed unit double glazed side window.

**Breakfast Kitchen** 3.57m x 2.91m (11'9" x 9'7") having stone fireplace with quarry tiled hearth and fitted gas fire incorporating back boiler for domestic hot water and central heating. The kitchen has a good range of fitted units providing base cupboards and wall cupboards, drawer bank, fitted matching shelves, ample round edge work surfaces with appliance space beneath. Inset single drainer stainless steel sink unit with mixer tap. Wide upvc sealed unit double glazed window overlooking the spacious rear garden.

**Rear Porch** with upvc sealed unit leaded glazed door to the exterior side, fitted coat hooks and door off to

**Walk In Utility/Storage Cupboard** having fitted shelves, electric light and power and housing the gas and electricity meters.

**Bedroom One** 3.58m x 3.33m (11'9" x 10'11") plus deep wide curved bay to the front again having upvc sealed unit double glazed window and curved radiator.

**Bedroom Two (rear)** 2.92m x 3m (9'7" x 9'10") with upvc sealed unit double glazed window overlooking the rear garden, single panel central heating radiator.

**Shower Room** having fitments in white comprising low flush wc, pedestal wash hand basin and quadrant shower cubicle with curved sliding glazed shower screen doors, fitted Triton T100xr electric shower. This room has ceramic tiled floor, part ceramic tiled walls with full height waterproof shower boarding to the shower cubicle, upvc sealed unit double glazed window, central heating radiator. Ceiling mounted infra red heater light.

## OUTSIDE

The property occupies a very generously proportioned plot and stands well back from the road behind a primarily lawned front garden with flower borders.



To one side of the bungalow a long tarmacadam driveway leads through double opening wrought iron gates to the rear whilst to the other side there is a tarmac pedestrian pathway again with wrought iron gate to the rear.

A particular feature of this property is the large rear garden. Immediately adjacent to the bungalow is an extensive paved patio terrace with hot and cold water taps, timber garden shed and aluminium framed greenhouse. Beyond the patio is a good sized lawned garden with rose, flower and shrub borders adjacent to which is a further paved area.

The driveway from the front of the house leads to an extremely useful sectional concrete **Garage/Workshop** 7.32m x 4.31m (24' x 14'2") with mains electricity connected to numerous power points and having fluorescent lighting. There is an up and over door and side pedestrian access door. Behind the garage there are two further most useful timber storage buildings again both with electric power connected.

#### **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 C

#### **EPC RATING D**

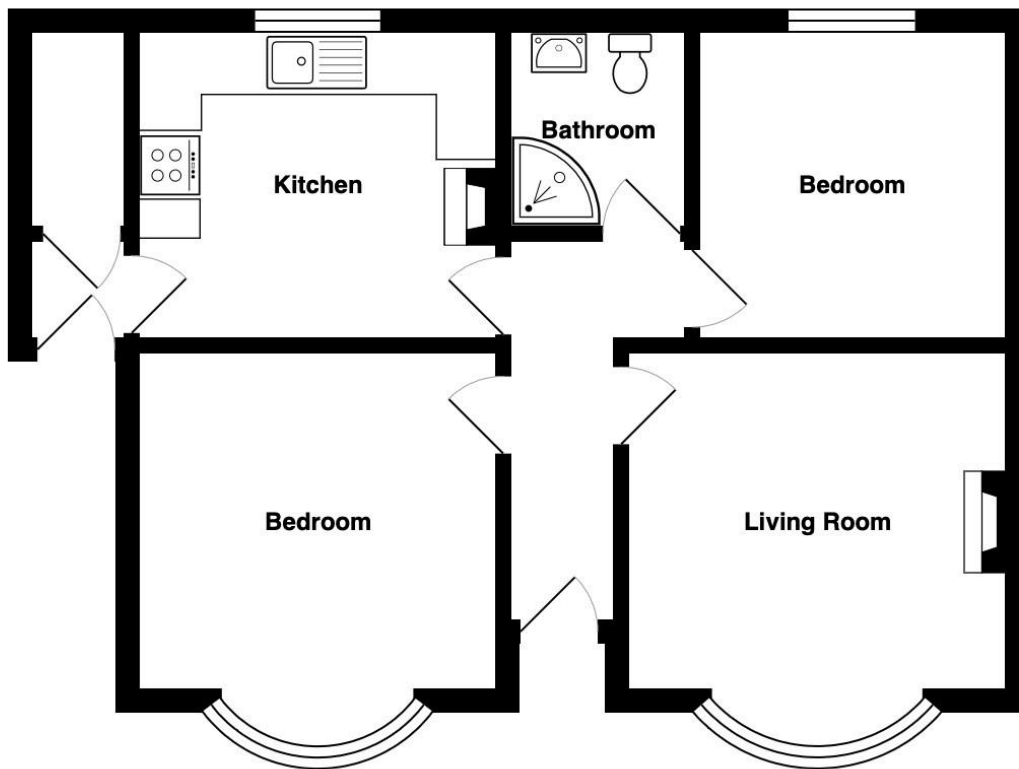
#### **VIEWING**

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

Ref FTA2678



27, Springfield Avenue, Ashbourne, DE6 1BJ



Total Area: 58.9 m<sup>2</sup> ... 634 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.