



**BRECK HOUSE  
ASHBOURNE  
DE6 1AS**

**PRICE: O/A £385,000**





## BRECK HOUSE, MAYFIELD ROAD, ASHBOURNE, DE6 1AS

**A high quality, individual, detached family home offering surprisingly spacious and adaptable four-bedroomed accommodation on the edge of Ashbourne.**

Although appointed to a high specification throughout the property still provides scope for further alteration or modification to a new purchasers taste. Being gas centrally heated and sealed unit double glazed the property briefly affords spacious reception hall with guest cloaks/wc, spacious sitting room, separate dining room, comprehensively fitted kitchen and utility room. At first floor level generous galleried landing, four large double bedrooms, one with en suite facility and further family bathroom. Outside, ample parking, integral garage.

Delightful, well stocked and maintained gardens with open land to the rear.

Considered to be ideally suited to occupation by the growing family an early inspection is highly recommended.

### ACCOMMODATION

A panelled and etched sealed unit double glazed entrance door leads to

**Reception Hall** 4.74m x 2.13m (15'7" x 7') with single panel central heating radiator, wall light point and staircase off to first floor level. In built cloaks and storage cupboard with tiled floor and fitted shelves.

**Ground Floor Guest Cloakroom** with fitted low flush wc, wash hand basin in vanity unit with tiled surround and double opening cupboard beneath, central heating radiator, double glazed window.

**Sitting Room** 5.83m x 3.98m (19'1" x 13'1") with corniced ceiling, four wall light points, two central heating radiators. Feature polished marble fireplace with matching hearth and surround and fitted decorative fuel effect gas fire. Picture light over. Sealed unit double glazed sliding patio doors lead to the rear garden and

enjoy views over the Henmore Brook and the open aspect beyond.

**Dining Room** 3.33m x 3.22m (10'11" x 10'7") with upvc sealed unit double glazed window to the front, central heating radiator and picture light.

**Comprehensively Fitted Breakfast Kitchen** 3m x 3.96m (9'10" x 13') with a range of high quality oak units providing base cupboards and wall cupboards. Oven housing with Hotpoint in built double electric oven, cupboards above and below, extensive marble effect worktops with inset 1.5 bowl single drainer sink unit with pillar mixer tap and inset four burner Gorenje ceramic electric hob with cooker hood over. Tiled splashbacks. Integrated refrigerator, corniced ceiling and single panel central heating radiator. Sealed unit double glazed window again overlooking the Henmore Brook and the open land beyond.

**Utility/Boiler Room** 3.96m x 1.48m (13' x 4'8"m) with upvc sealed unit double glazed door to the exterior rear and matching window to the side. Fitted double opening base cupboard with marble effect work surface over and inset single drainer stainless steel sink unit, appliance space with plumbing for washing machine and dishwasher. Shelved recess with wall mounted gas fired boiler for domestic hot water and central heating and pedestrian access door to the garage.

**Staircase to Large First Floor Galleried Landing** 6.76m x 2m (22'2" x 6'7") with central heating radiator and upvc sealed unit double glazed window. Corniced ceiling, large roof access trap leading to the partially boarded and illuminated roof space with access ladder.

**Master Bedroom Suite** comprising **Rear Double Bedroom** 4.5m x 3.75m (14'9" x 12'4") with sealed unit double glazed window having open aspect, two central heating radiators and corniced ceiling.

**En Suite Shower Room** with three piece suite in white comprising low flush wc, wash hand basin set into vanity unit with tiled splashback and cupboard beneath and shower cubicle with glazed shower screen door, mains thermostatic control and water proof shower boarded walls.

**Dressing Room/Walk in Wardrobe** with fitted open fronted wardrobes with hanging rails and shelves and further shelf unit.

**Bedroom Two** (rear double) 3.97m x 2.98m (13' x 9'9") having upvc double glazed window with open aspect, single panel central heating radiator and in built double opening wardrobe cupboard with cupboards above.

**Bedroom Three** (front double) 3.3m x 3.2m (10'10" x 10'6") with sealed unit double glazed window and central heating radiator.

**Bedroom Four** (front) 3.36m x 2.96m (11' x 9'8") with central heating radiator, two sealed unit double glazed windows, corniced ceiling.

**Principal Family Bathroom** having four piece suite in light peach comprising panelled bath with tiled surround and splashback, low flush wc, wash hand basin set into vanity unit with double opening cupboard beneath and splashback tiling. Glazed shower cubicle with fully tiled walls and Mira mains shower control. Glazed shower screen door. Double glazed window and central heating radiator. Adjacent to the bathroom and accessed from the landing is the in built cylinder and airing cupboard which houses the insulated hot water cylinder with fitted immersion heater and fitted slatted shelves.

#### **OUTSIDE**

Standing back from Mayfield Road the property sits behind an extensive tarmacadam forecourt car standing area with driveway leading to the

**Integral Garage** 5.84m (19'2") (maximum) x 3.30m (10'10") with up and over door, electric light and power supply, fitted shelves. Pedestrian door to utility room.

To each side of the forecourt are well stocked planted gardens. A wide side access leads to the rear where there is a large and useful timber garden shed/workshop with electric light and power connected. To the rear of the house is a delightfully private primarily lawned rear garden with paved patio terrace

and very well stocked shrub, evergreen, flower and rose borders. The rear garden is bounded by a natural stone wall beyond which is the Henmore Brook and open field and wooded area over which the property has delightful aspect. There is also a gated side pedestrian access to the other side of the house.

#### **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 FTA2679





122, Mayfield Road, Ashbourne, DE6 1AS



Total Area: 166.7 m<sup>2</sup> ... 1794 ft<sup>2</sup>

All measurements are approximate and for display purposes only





Independent Estate Agents, Surveyors, Valuers & Auctioneers

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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.*

