



10 LOWER PINGLE ROAD, ASHBOURNE, DE6 1TE

PRICE: £299,950

DESCRIPTION

A high quality, contemporary semi-detached, family property offering surprisingly spacious, well appointed and well presented, three bedroomed accommodation.

Enjoying an enviable location in a popular and well regarded residential area of Ashbourne within convenient reach of the town shops and other facilities. The house also has a most pleasant and private rear garden with useful adjoining garage.

Early viewing highly recommended.

ACCOMMODATION

A canopy porch shelters the composite pvc front door which leads to

Spacious Reception Hall approx. 4m x 2m [13'2" x 6'7"] maximum with central heating radiator. Staircase off to first floor level and deep under stairs storage cupboard.

Ground Floor Cloakroom having low flush wc, pedestal wash hand basin with tiled splash backs. Central heating radiator.

Double aspect Sitting Room 5.12m x 3.3m [16'10" x 10'10"] with sealed unit double glazed window to the front and matching French door with full height side screens leading to the rear garden.

Dining Kitchen 5.12m x 3.33m [16'10" x 10'11"] again a double aspect room. The kitchen area having been very comprehensively fitted with an excellent range of base cupboards and wall cupboards with ample work surfaces having single drainer one and a half bowl sink unit with mixer tap. Integral appliances including electric oven and four burner gas hob, refrigerator and freezer and dishwasher. Double panel central heating radiator. Upvc sealed unit double glazed window to the front and French door with full height flanking side screen leading to the rear garden from the dining area.

Staircase to first floor spacious landing with inbuilt boiler cupboard having wall mounted gas fired boiler for domestic hot water and central heating.

Master Bedroom Suite comprising

Rear Double Bedroom 3.55m [11'8"] maximum x 2.88m [9'6"] with sealed unit double glazed window and central heating radiator.

En Suite Shower Room with quality three piece suite in white comprising shower tray set into fully tiled shower cubicle with glazed shower screen door, low flush wc and wall hung wash hand basin. Central heating radiator.

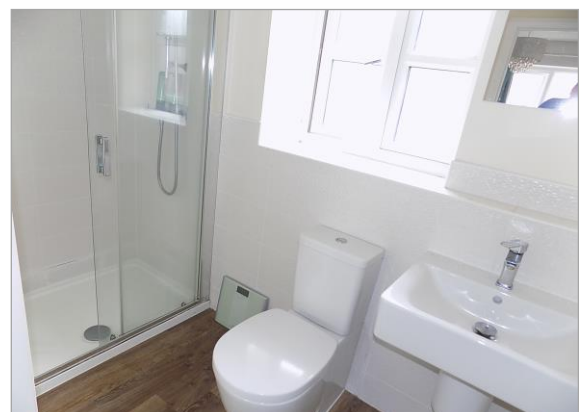
Bedroom Two (front double) 3.71m x 2.7m [12'2" x 8'10"] with sealed unit double glazed window and central heating radiator.

Bedroom Three (rear) 4.34m x 2.14m [14'3" x 7'] with sealed unit double glazed window and central heating radiator.

Family Bathroom with contemporary three piece suite in white comprising panelled bath with full height tiling over and Mira Electric shower control with glazed shower screen. Low flush wc, wash hand basin. Sealed unit double glazed window and central heating radiator.

OUTSIDE

There is a lawned forecourt garden with mature hedging and flanking tarmac driveway providing car standing space and



leading to the brick and tile garage with up and over door and having electric light and power supply connected.

To the rear of the property there is a good sized, private, enclosed, primarily lawned garden with two paved patio terrace areas, gravelled area, evergreens, shrubs etc.

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 band B

VIEWING

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

Ref FTA2688



GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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.
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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.