



20 HIGHFIELD ROAD, ASHBOURNE, DE6 1DX

PRICE: £195,000



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DESCRIPTION

A value for money traditionally built end terraced house offering spacious and pleasantly appointed three bedroom accommodation over three floors.

Being double glazed and gas centrally heated throughout the property briefly comprises entrance hall, extended sitting room, recently refitted dining kitchen with integrated oven and utility room. At first floor level two double bedrooms and large bathroom with shower. There is a third good sized attic bedroom.

Outside forecourt standing space and long rear garden. Ideal for occupation by the growing family the property should be viewed by interested parties without delay.

ACCOMMODATION

A tiled canopy and rustic timber porch shelters the upvc lattice leaded, sealed unit double glazed front door to

Entrance Hall having single panel central heating radiator and staircase off to first floor level.

Extended Sitting Room 5.6m x 3.95m [18'4" x 13'] narrowing to 3.77m [12'5"] having lattice leaded, sealed unit double glazed upvc bow window to the front, beamed ceiling and single panel central heating radiator. Wide, painted natural stone fireplace with painted mantel, flanking storage niche and double opening lattice leaded, glazed shelved cupboard above. Two wall light points and deep under stairs storage cupboard with electric light.

Dining Kitchen 5.12m x 2.71m [16'10" x 8'11"] having been comprehensively refitted with a good range of contemporary units providing base cupboards and wall cupboards, drawer bank and ample round edge, timber effect work surfaces with inset single drainer stainless steel one and a half bowl sink unit with mixer tap. Appliance space beneath with plumbing for dishwasher. Integrated Zanussi electric oven with inset Zanussi four burner gas hob over and brushed stainless steel cooker hood above. Ceramic tile splash backs. Single panel central heating radiator, upvc sealed unit double glazed windows to both side and rear and wall mounted gas fired boiler for domestic hot water and central heating.

Utility Room 1.72m x 1.94m [5'8" x 6'5"] having fitted work surface with appliance space beneath having plumbing for automatic washing machine. Upvc sealed unit double glazed door to the exterior rear and two matching windows.

Staircase to first floor landing having lattice leaded, sealed unit double glazed window and door with staircase off to second floor level.

Bedroom One (rear double) 3.6m x 2.84m [11'10" x 9'4"] with upvc sealed unit double glazed window overlooking the rear garden. Double panel central heating radiator.

Bedroom Two (front) 3.3m x 2.82m [10'10" x 9'3"] having lattice leaded, sealed unit double glazed window to the front and single panel central heating radiator.

Bathroom being of spacious proportions and having contemporary four-piece suite in white comprising free standing spa bath with mixer tap, quadrant shower cubicle with sliding glazed shower screen doors and mains control shower, low flush wc and pedestal wash hand basin. Fully ceramic tiled floor and walls. Tall towel rail radiator. Upvc sealed unit double glazed window.



Attic Bedroom 5m x 3.16m [16'5" x 10'5"] (measured between the purlins) and having sealed unit double glazed Velux roof light and a range of inbuilt eaves storage cupboards.

OUTSIDE

The property stands behind a wide tarmacadam forecourt providing twin car standing space. There is a pedestrian side access which leads to the rear of the property with concreted courtyard area beyond which is long, currently informal garden.

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 B.

EPC RATING Band D

VIEWING

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

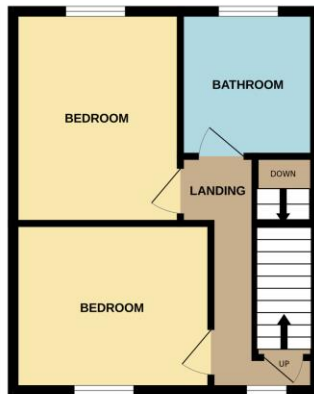
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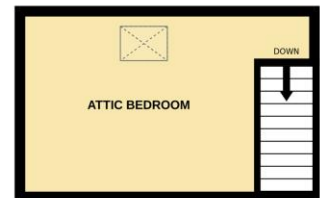
GROUND FLOOR
502 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



2ND FLOOR
170 sq.ft. (15.8 sq.m.) approx.



TOTAL FLOOR AREA: 1029 sq.ft. (95.6 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.