



**WEST FIELD
EDNASTON
ASHBOURNE
DE6 3AE**

PRICE: £595,000





WEST FIELD, EDNASTON, ASHBOURNE, DE6 3AE

A HIGH QUALITY DETACHED BUNGALOW PROPERTY ENJOYING A DELIGHTFUL VILLAGE LOCATION APPROXIMATELY MID-WAY BETWEEN DERBY AND ASHBOURNE.

Offering spacious and well appointed 2/3 bedroomed accommodation the property has the added benefit of a large garage workshop with spacious loft storage facility over which, it is considered, could subject to necessary consents be converted to provide additional living accommodation if required, perhaps for use by a dependent relative.

Being set in spacious, well stocked and landscaped garden grounds the property, which is gas centrally heated and double glazed throughout briefly comprises enclosed entrance porch, spacious reception hall, sitting room, dining room, extended well-fitted breakfast kitchen. Master bedroom and en suite shower room, further double bedroom and office/study or potential third bedroom. Family bathroom. A connecting hallway provides access to the garage workshop and store.

Early viewing is highly recommended.

ACCOMMODATION

A canopy porch with courtesy light shelters the upvc sealed unit front door with flanking, matching side screens, which in turn leads to

Entrance Porch having quarry tiled floor and original oak door with lattice leaded, glazed side panels to

Large Reception Hall 3.8m x 3.03m [12'6" x 9'11"] with oak floor, corniced ceiling, double panel central heating radiator and access to the principal rooms of the property. A door leads off to

Connecting Hallway with fitted coat pegs and shelf.

Sitting Room 5.6m x 3.66m [18'5" x 12'] with wide upvc sealed unit double glazed window to the front, double panel central heating radiator and attractive rustic brick

fireplace with polished marble hearth and hardwood mantel. Fitted Clearview log burner stove. A wide square opening from the Sitting Room leads to

Dining Room 3.65m x 2.73m [12' x 8'11"] with oak effect floor and double opening upvc sealed unit double glazed French doors with flanking side screens leading to the rear garden. Single panel central heating radiator and corniced ceiling. Small paned glazed door to

Extended Breakfast Kitchen 5.79m x 2.69m [19' x 8'10"] a delightfully light room with the end wall being glazed to the apex with two large, sealed unit double glazed windows set into hardwood frames with flanking matching side window and door to the exterior rear. There are two Velux roof lights. Fully ceramic tiled floor. Single panel central heating radiator. The kitchen area is very comprehensively fitted with an excellent range of

contemporary and quality unit providing base cupboards and wall cupboards with drawer banks, pull-out larder cupboard, double opening glazed display cupboard and corner cupboard. Tall, shelved broom cupboard. Extensive polished granite work surfaces with matching upstands and complementary tiled splash backs. Inset single drainer stainless steel sink unit. Integrated fridge and freezer. Oven housing with inset Bosch electric oven and combination microwave and grill over. Cupboards above and below. Inset four-burner gas hob with extractor hood above. Ample appliance space with plumbing for dishwasher. Washing machine and space for tumble drier.

Study, Office or potential Third Bedroom 3.65m x 3.33m with upvc sealed unit double glazed window to the side, double panel central heating radiator and a range of fitted bookshelves. This room is accessed from the Hall and has a door off to the rear leading to Inner Lobby and

Rear Bedroom Suite comprising

Double Bedroom 3.92m x 3.33m [12'10" x 10'11"] with upvc sealed unit double glazed windows to side and rear. A range of inbuilt bedroom furniture comprising double opening wardrobe, double bed inset with flanking glazed fronted wardrobes and matching bedside cabinets, top cupboards above. Matching dressing table. Door off to

En Suite Shower Room having fittings in white comprising shower cubicle with glazed shower screen door and Mira Advance electric shower, wash hand basin set into vanity unit and low flush wc. Fully tiled walls, shaver point and towel rail radiator.

Bedroom Two (front double) 3.62m x 3.16m [11'10" x 10'5"] having upvc sealed unit double glazed window to the front, double panel central heating radiator and range of inbuilt bedroom furniture comprising two double opening wardrobes, one with glazed upper section doors, matching dressing table.

Principal Bathroom having been refitted with a high quality contemporary three piece suite in white comprising panelled bath with over bath mains control shower, low flush wc and flanking fitted wash hand basin set into vanity unit with cupboards beneath and to the side. Fully tiled walls, shaver point and towel rail radiator. Upvc sealed unit double glazed window to the side. Ceramic tiled floor.

Inner Connecting Hall with lockable door leading to half landing having staircase down to garage, short staircase up to garage loft area and upvc sealed unit double glazed door to exterior rear.

Garage Loft Area 12.7m x 4.55m [41'8" x 14'11"] widening to 5.83m [19'2"] (partially restricted head height). This loft area which provides tremendous storage facility has sealed unit double glazed windows to both front and rear, a series of double glazed Velux roof lights and two double panel central heating radiators. It is considered likely that

subject to the obtaining of all necessary consents this area provides tremendous opportunity for further development to provide additional living accommodation if required.

OUTSIDE

The property occupies a generous plot and is approached from the road through the village by a five-barred gate with flanking pedestrian gate. This leads to a spacious, block paved driveway and forecourt area which provides extensive car parking and turning space and in turn leads to the

Integral Garage 12.68m x 4.35m [41'7" x 14'3"] widening to 5.8m [19']. Providing an excellent motor storage and workshop facility the garage has an electric roller shutter door to the front, a series of sealed unit double glazed windows and a pedestrian access door to each side as well as the aforementioned staircase to the Inner Connecting Hallway and loft over. There are two fitted work benches and electric light and power supply and wall mounted gas fired boiler for domestic hot water and central heating.

The property enjoys delightful and well stocked and landscaped gardens with the front featuring a shaped lawn with herbaceous shrub, flower, evergreen and rose borders and including a beautiful specimen Canadian Red Maple.

A gated pedestrian side access leads to the rear where there is a most pleasant, private and enclosed garden which adjoins and overlooks open agricultural land. There is a paved patio terrace with lawn beyond and very well stocked flower, shrub, herbaceous and rose borders together with a mature apple tree.

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 Derbyshire Dales District Council band E.

EPC RATING C

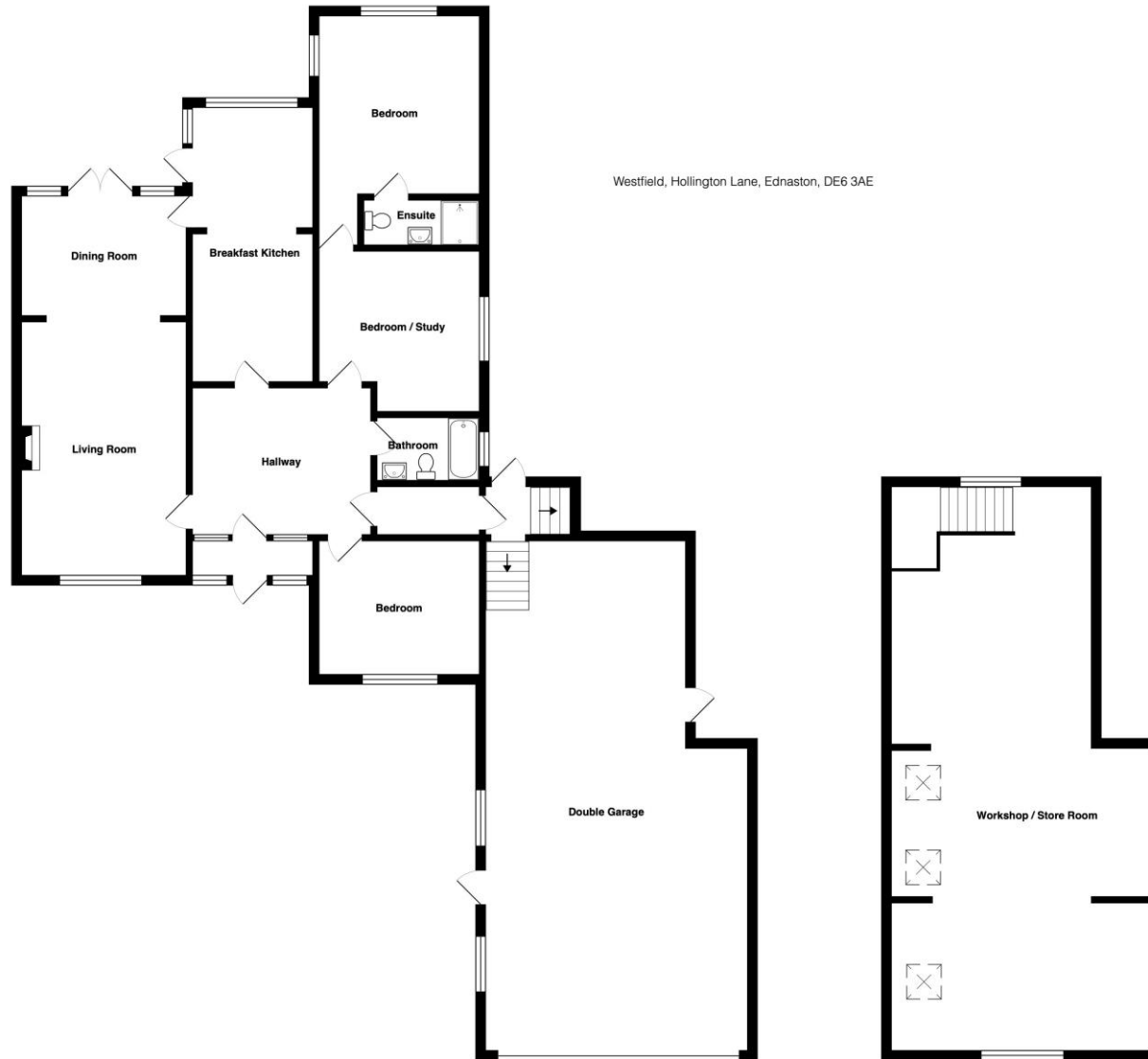
VIEWING

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

Ref FTA2691







Total Area: 247.4 m² ... 2663 ft²
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.

