



6 OLD DERBY ROAD, ASHBOURNE, DE6 1BN

PRICE: £285,000

DESCRIPTION

A traditionally styled semi-detached family home, offering surprisingly spacious extended three bedroomed accommodation in an established and sought-after residential location. The property benefits from gas fired central heating with sealed unit double glazing throughout and briefly affords, Entrance Lobby, bow fronted Sitting Room, large Dining/Living Room and an extended, comprehensively fitted kitchen. At first floor level, there are two double Bedrooms and Shower Room with further double Bedroom at second floor level. There is ample parking and large rear garden.

Ideal for occupation by a growing family, the property offers excellent value for money in the current marketplace and should be viewed by all interested parties without delay.

NO UPWARD CHAIN

ACCOMMODATION

A white upvc sealed unit double glazed and panelled front door leads to

Entrance Vestibule with staircase off to first floor level and fitted coat pegs.

Front Sitting Room 3.54m x 3.5m (11'7" x 11'6") plus deep cant bay to the front with upvc sealed unit double glazed window and double panel central heating radiator. Hardwood timber effect floor and delightful feature high level decorative fuel effect electric fire. Door off to

Living/Dining Room 4.6m x 2.95m (15'1" x 9'8") having ceramic tiled floor, central heating radiator and double opening upvc sealed unit double glazed French doors leading to the rear garden. Double opening doors lead to a most useful and spacious understairs storage cupboard with fitted coat pegs.

Kitchen 4.27m x 2.24m (14' x 7'4") being approached via an arched opening from the dining room the kitchen has a matching ceramic tiled floor and is fitted with a comprehensive range of good quality contemporary units in light oak finish providing base cupboards and wall cupboards with glazed double opening display wall cupboard and matching drawer banks. Oven housing with fitted Gorenge double oven with drawers beneath and cupboard over and further housing for the microwave with cupboards above and below. Ample work surfaces with ceramic tiled splashbacks and inset 1.5 bowl single drainer stainless steel sink unit with mixer tap. Inset five burner Candy gas hob, integrated dishwasher and integrated automatic washing machine.

Staircase to First Floor Landing having upvc sealed unit double glazed window, single panel central heating radiator and staircase off to second floor level.

Bedroom One (front double) 3.54m (11'7") maximum measured to the rear of the wardrobes x 2.62m (8'7") with single panel central heating radiator and upvc sealed unit double glazed window to the front. The room is fitted with a comprehensive range of in built bedroom furniture including two double and two single opening wardrobes with top cupboards over, double bed inset with further high level cupboards and matching dressing table with flanking drawers.

Bedroom Two (rear) 2.94m x 2.64m (9'8" x 8'8") with single panel central heating radiator and upvc sealed unit double glazed window overlooking the rear garden. In built boiler cupboard with wall mounted Worcester gas fired boiler for domestic hot water and central heating. Open shelves above.



Shower Room having fully ceramic tiled walls and four piece suite in white comprising quadrant shower cubicle with sliding glazed shower screen doors and mains shower control with rainwater head. Wash hand basin set into vanity unit with double opening cupboards, low flush wc and bidet. Towel rail radiator. Upvc sealed unit double glazed window.

Staircase to Second Floor level having landing with door off to

Attic Bedroom 3.67m x 3.21m (12'1" x 10'7") (measured between the purlins but with partially restricted head height) having oak effect laminate floor, double panel central heating radiator, upvc sealed unit double glazed window to the side and two sealed unit double glazed Velux roof lights at the rear. Range of in built eaves storage cupboards.

OUTSIDE

The property occupies a good sized plot and stands well back from the road behind a tarmacadam forecourt and provides ample car standing space. A pedestrian side access leads through a wrought iron gate with side screen to the rear.

To the rear of the property there is a most pleasantly proportioned garden which is fully fenced and enclosed and enjoys a high degree of privacy. There is an extensive paved patio terrace beyond which through a decorative pergola lies an astro turf lawned area with very useful timber garden shed and further garden store.

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 C

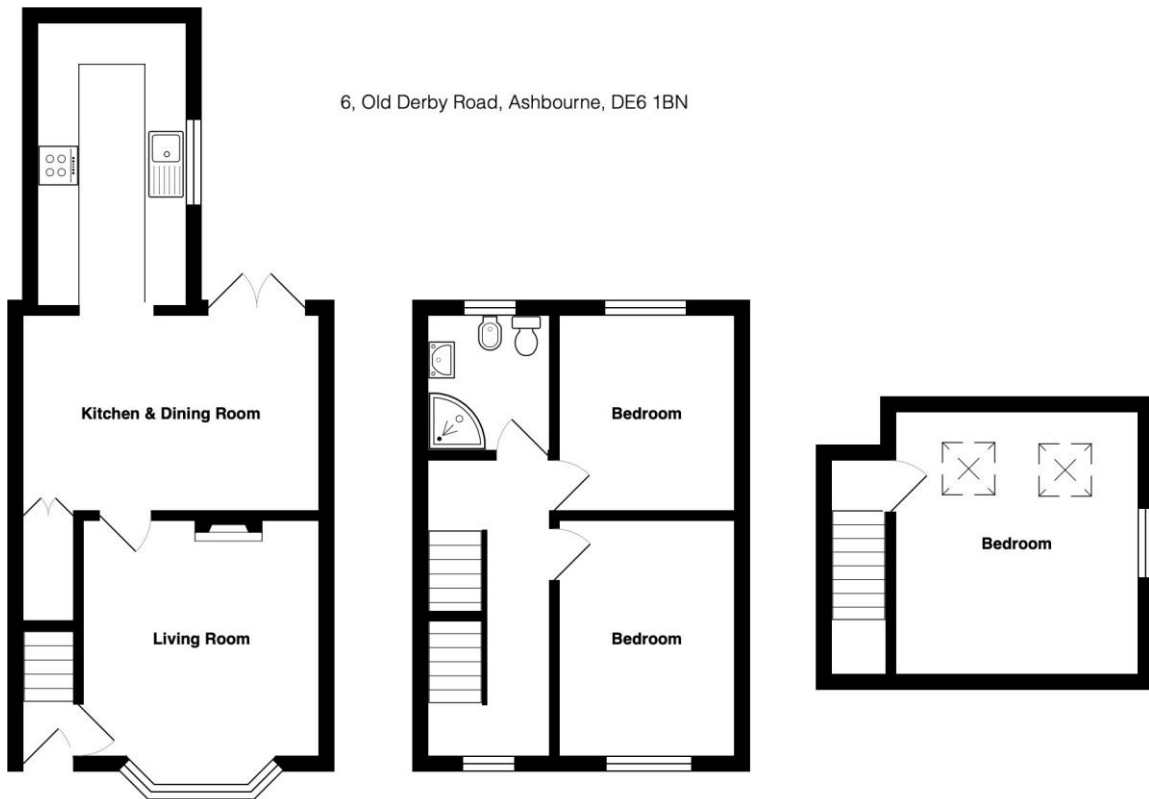
VIEWING

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

Ref FTA2712



6, Old Derby Road, Ashbourne, DE6 1BN



Total Area: 86.2 m² ... 928 ft²

All measurements are approximate and for display purposes only

www.fidler-taylor.co.uk

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.