



**3 BEELEY CLOSE  
ASHBOURNE  
DE6 1UA  
PRICE: £275,000**

## DESCRIPTION

Offering a rare opportunity in the current market place this surprisingly spacious semi detached bungalow property enjoys a delightful edge of town location with open aspect to the front and far reaching views to the rear.

Providing two good sized bedrooms (one with en suite shower room), sitting room, dining room, comprehensively fitted kitchen and principal bathroom the property which is gas centrally heated and double glazed throughout has useful forecourt parking and a private enclosed rear garden.

Ideal for occupation by the professional couple or those looking towards retirement the property should be viewed without delay.

## ACCOMMODATION

A ramped pathway leads to the composite UPVC sealed unit double glazed front door, which has a canopy porch over and flanking courtesy lights.

**L-shaped Reception Hall** with central heating radiator and all main rooms off. Door off to

**Boiler Cupboard** with wall mounted Valent gas fired boiler for domestic hot water and central heating with flanking cloaks or storage cupboard with power points and electricity consumer unit.

**Sitting Room** 4.40m x 3m (14'5" x 9'10") with double panel central heating radiator and feature contemporary fire surround with fitted decorative log effect electric fire. Double opening UPVC sealed unit double glazed French doors with flanking side screens leading to the rear garden and enjoying far reaching countryside views.

**Kitchen** 3.5m x 2.52m (11'6" x 8'3") being comprehensively fitted with an excellent range of high-quality contemporary units providing base cupboards and wall cupboards with matching drawer bank and white marble work surfaces with integral drainer to Blanco 1.5 bowl stainless steel sink unit with pillar mixer tap. Fitted four-burner Zanussi ceramic hob with white marble splash back and extractor hood over. Oven housing with Zanussi double electric oven and cupboards above and below. Integrated refrigerator and freezer, integrated Hotpoint dishwasher and integrated Zanussi washing machine. UPVC sealed unit double glazed windows, inset ceiling spotlights. Square opening leads to

**Dining Room** 2.63m x 2.52m (8'7" x 8'3") single panel central heating radiator and UPVC sealed unit double glazed double opening French doors to the rear garden, again with delightful views.

**Principal Bedroom Suite** comprising **Bedroom** 3.35m x 2.82m (11' x 9'3") with single panel central heating radiator and UPVC sealed unit double glazed window to the front.

**Ensuite Shower Room** having ceramic tiled floor, part-tiled walls with full height tiling to the spacious quadrant shower cubicle with sliding glazed shower screen doors and main shower control. Pedestal wash-hand basin, low flush WC, towel rail radiator, shaver point.

**Bedroom Two (front)** 3.5m x 2.7m (11'6" x 8'10") plus deep camped bay, UPVC sealed unit double glazed window to the front, single panel central heating radiator. NB – both bedrooms have open aspect to the front.





**Principal Bathroom** with ceramic tiled floor, part-tiled walls extending to full height over the panelled bath with over-bath mains-controlled shower and glazed shower screen door, low flush WC, pedestal wash-hand basin and dual-fuel tall towel rail radiator.

#### **OUTSIDE**

The property stands behind a wide Tarmacamed forecourt providing double-width car-standing space, whilst at the rear there is a spacious, primarily lawned private and enclosed garden with paved patio and useful timber garden/storage shed.

#### **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 B**

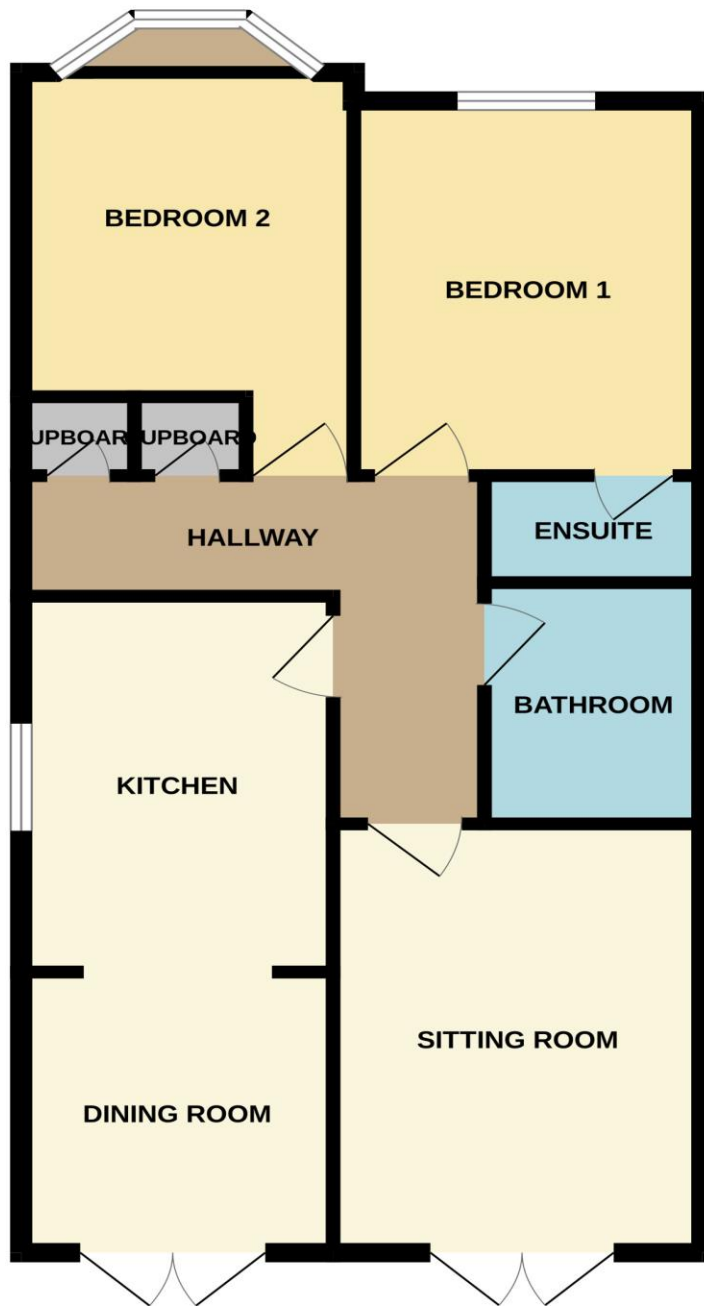
#### **VIEWING**

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

Ref FTA2710



GROUND FLOOR  
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (61.0 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.