



**16 THORNLEY PLACE  
ASHBOURNE  
DE6 1PQ**

**PRICE: £389,500**









## 16 THORNLEY PLACE, ASHBOURNE, DE6 1PQ

This modern and substantial five bedroomed town house is located within an exclusive private gated courtyard, conveniently placed within the heart of Ashbourne.

Built in 2003, the flexible accommodation is arranged over three floors and briefly comprises entrance hall, cloakroom, home office and dining kitchen with French doors opening onto the rear garden. On the first floor there is a spacious sitting room with vaulted ceiling, double bedroom with French doors and Juliet balcony, bedroom four and a family bathroom. On the second floor there are three further bedrooms, the master bedroom having an ensuite shower room.

Access to Thornley Place is via remote controlled double gates along with a pedestrian gate, offering security and privacy. The property has a double garage with utility room incorporated along with an enclosed rear garden.

The property has gas central heating and upvc double glazed windows.

Perfectly located to enjoy town centre living, within walking distance of the shops, cafés and restaurants and the Tissington Trail providing direct access to the Peak District National Park and its stunning scenery.

Offering an ideal opportunity for professional couples, working from home or those who enjoying entertaining and the family purchaser (particularly those with teenagers/grown up children)

### AN INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS BEAUTIFULLY PRESENTED CONTEMPORARY HOME

#### ACCOMMODATION

A front entrance door opens into the **Entrance Hallway** with Karndean flooring, radiator, staircase leading to the first floor and doors lead to the home office, cloakroom and dining kitchen.

**Cloakroom** having a continuation of the Karndean flooring and comprising low flush wc, wash hand basin with vanity unit below, radiator and front aspect upvc double glazed window.

**Home Office** 2.55m x 2.02m (8'4" x 6'8") again having a continuation of the Karndean flooring, coved ceiling, front aspect upvc double glazed window and radiator.

**Dining Kitchen** 6.70m x 4.74m (22' x 15'7") (overall measurements). Comprising a comprehensive range of wall and base units and drawers with integrated electric double oven, Neff four burner electric hob with stainless steel extractor hood above. Work surface with inset stainless steel sink and drainer unit and breakfast bar, complimentary tiled splashback, space and plumbing for washing machine and further space for fridge

freezer. Karndean flooring, two radiators, understairs storage cupboard, rear aspect upvc double glazed window and upvc double glazed French doors opening onto the rear garden. A door leads into the utility room.

**First Floor Landing** with radiator and staircase leading to the second floor. Doors lead off to the sitting room, bathroom, bedrooms two and four.

**Sitting Room** 5.07m x 4.98m (16'8" x 16'4") having a vaulted ceiling with two Velux windows, front aspect upvc double glazed window, polished timber fireplace with inset electric fire along with three radiators.

**Bedroom Two** being an L shaped room measuring 4.76m x 4.02m (15'8" x 13'2") comprising an extensive range of fitted wardrobes providing hanging rail and shelving space, dressing table and drawers. Coved ceiling, radiator, front aspect upvc double glazed window and upvc double glazed French doors with Juliet balcony.

**Bedroom Four** 2.64m x 2.64m (8'8" x 8'8") with radiator and rear aspect upvc double glazed window.

**Family Bathroom** 2.66m x 2.02m (8'9" x 6'8") having a white suite comprising bath with shower attachment to the taps, wash hand basin and low flush wc, with fitted vanity unit. Radiator, Newlec extractor fan, rear aspect upvc double glazed window and partially tiled walls.

**Second Floor Landing** with access to the roof space. Cylinder cupboard and doors lead to three further bedrooms.

**Master Bedroom One** 4.65m x 2.93m (15'3" x 9'7") plus door recess. Having two front aspect upvc double glazed windows, radiator and door leading into the

**En Suite Shower Room** 2.56m x 1.48m (8'5" x 4'10") comprising shower cubicle with mains control shower, wash hand basin and low flush wc with fitted vanity unit, tiled splashback, shaver point, Newlec extractor fan. Recessed ceiling spot lighting and radiator.

**Bedroom Three** 4.28m x 2.58m (14' x 8'6") having a rear aspect upvc double glazed window and radiator.

**Bedroom Five** 2.70m x 2.07m (8'10" x 6'10") having a rear aspect upvc double glazed window and radiator.

#### **OUTSIDE**

Approached via secure electric gated access into a communal private courtyard. Having a fore garden with artificial lawn and display borders.

**Double Garage** having two up and over doors, light and power. The overall measurements of the garage including the utility room are 5.27m x 5.12m (17'3" x 16'10"). The **Utility Room** created by sectioning off part of the garage and measuring 3.02m x 2.63m (9'11" x 8'8") houses the Worcester gas central heating boiler, work surface and plumbing for a washing machine. Partially double glazed rear entrance door leading to the rear garden where there is a gravelled area behind the garage with timber shed.

The rear garden is enclosed with paved patio, display border, artificial lawn and rear entrance gate.

#### **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.

There is a service management charge of £27 per month which covers maintenance of the courtyard, external lighting, electric gates and public liability insurance etc.

#### **COUNCIL TAX**

For Council Tax purposes the property is in Band E.

#### **EPC RATING C**

#### **VIEWING**

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

Ref FTA2719







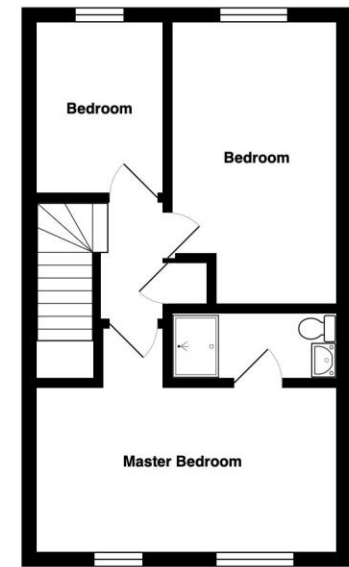
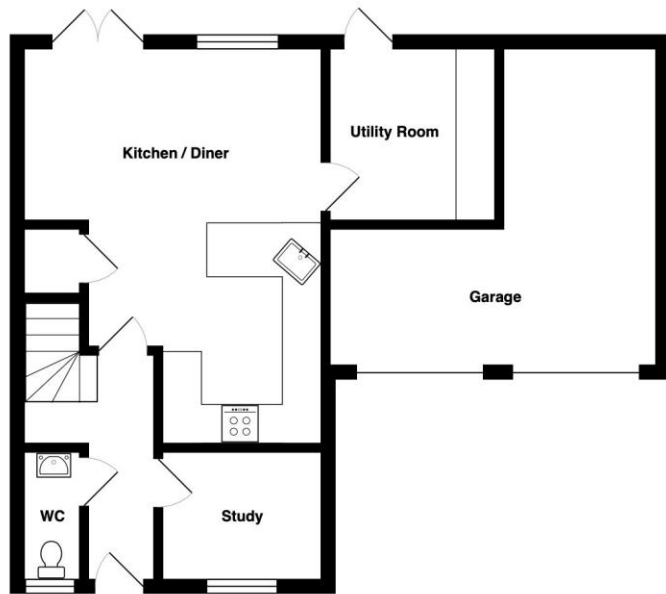








16, Thornley Place, Ashbourne, DE6 1PQ



Total Area: 171.8 m<sup>2</sup> ... 1850 ft<sup>2</sup>

All measurements are approximate and for display purposes only





Independent Estate Agents, Surveyors, Valuers & Auctioneers

*Distinctive Homes for Discerning Purchasers*

**11 Church Street, Ashbourne, Derbyshire, DE6 1AE**

**Telephone 01335 346246**

**also at**

**MATLOCK 01629 580228**

**[www.fidler-taylor.co.uk](http://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.*