



**3 DERBY LANE
CUBLEY, ASHBOURNE, DE6 2EY**

PRICE: Offers over £250,000



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ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION

Occupying a delightful edge of village location with far reaching open rural aspect to the rear and being within convenient reach of the A515 Ashbourne to Sudbury Road this traditionally styled and constructed three bedroom semi detached house offers excellent value for money three bedroom accommodation which benefits from oil fired central heating and sealed unit double glazing throughout.

Ideal for occupation by the professional couple or young family the house briefly comprises reception hall, sitting room, dining room, fitted breakfast kitchen and at first floor level three bedrooms and modern shower room. There are good gardens to front and rear and ample on-site car standing.

An early viewing is most enthusiastically encouraged.

ACCOMMODATION

A upvc sealed unit double glazed and panelled front door with integral blinds leads to

Spacious Entrance Hall with double panel central heating radiator and staircase off to first floor level.

Front Sitting Room 4.05m x 3.06m (13'4" x 10'1") with upvc sealed unit double glazed window to the front and double panel central heating radiator. Wide square opening leads through to

Dining Room 2.84m x 2.55m (9'4" x 8'6") with upvc sealed unit double glazed window enjoying delightful open countryside aspect, double panel central heating radiator. Door off to

Breakfast Kitchen 3.44m x 2.46m (11'4" x 8'1") plus boiler recess. With ceramic tiled floor and fully ceramic tiled walls, good range of fitted units in oak providing base cupboards and wall cupboards, matching drawer bank, ample work surfaces with inset single drainer stainless steel sink unit with mixer tap, electric cooker point, integrated automatic washing machine integrated refrigerator and breakfast bar. Boiler recess housing the oil-fired Rayburn cooking range incorporating back boiler for domestic hot water and central heating. Upvc sealed unit double glazed window again enjoying extensive southerly rural aspect. Upvc sealed unit double glazed door to the exterior side.

Staircase to First Floor Landing with single panel central heating radiator and upvc sealed unit double glazed window to the side.

Bedroom One (front double) 4.06m x 3.04m (13'4" x 10') with two upvc sealed unit double glazed windows, single panel central heating radiator. Range of in built bedroom furniture comprising three double opening wardrobe cupboards with fitted shelves and hanging rails.

Bedroom Two (rear) 3.17m x 3.15m (10'5" x 10'4") maximum. Having single panel central heating radiator, sealed unit double glazed window with delightful and far-reaching views towards Cubley Church and beyond. In built double opening wardrobe cupboard with fitted shelves and hanging rail. In built cylinder cupboard with Heatrae Sadia Megalife vented hot water cylinder.

Bedroom Three being L shaped and measuring 3.82m x 2.25m (12'7" x 7'5") (maximum) with single panel central heating radiator, sealed unit double glazed window to the side, useful double opening over stairs storage cupboard.



Shower Room with ceramic tiled floor and fully ceramic tiled walls. Three-piece suite in white comprising spacious walk in low access shower with curved glazed shower screen door and Mira electric shower control. Pedestal wash hand basin, low flush wc. Tall towel rail radiator, sealed unit double glazed upvc window.

OUTSIDE

The property occupies a delightful semi-rural location and stands well back from Derby Lane behind an elevated tarmac car standing space. There is a good sized primarily lawned front garden with planted border and a flanking block paved pathway leads to the rear. There is a large integrated general or utility store which extends into the property beneath the staircase and measures approximately 2.3m x 1.9m (7'7" x 6'3") has electric light and power connected, fitted wall cupboards and worktop shelving units.

This store houses the electricity consumer unit. In addition, there is an outside wc with low flush suite, tiled floor and electric light. The wc houses the water meter and also provides an external cold-water tap.

A block paved pathway continues to the rear of the house to form a small patio terraced area with good sized primarily lawned garden and a further paved patio. Useful timber garden shed or workshop with electric power connected, oil storage tank. The rear garden adjoins and overlooks open agricultural land and enjoys delightful rural aspect.

SERVICES

It is understood that all mains water, drainage and electricity are connected to the property

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 E

VIEWING

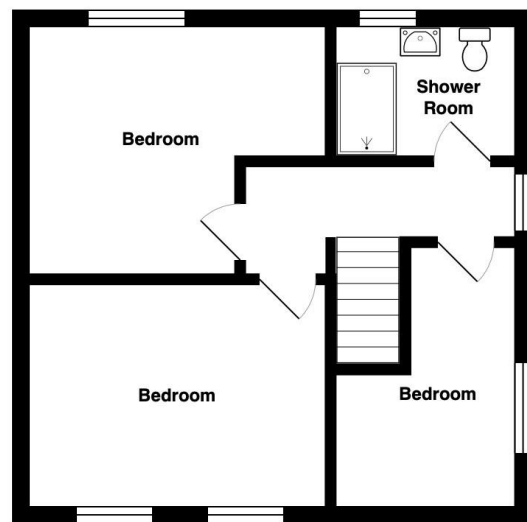
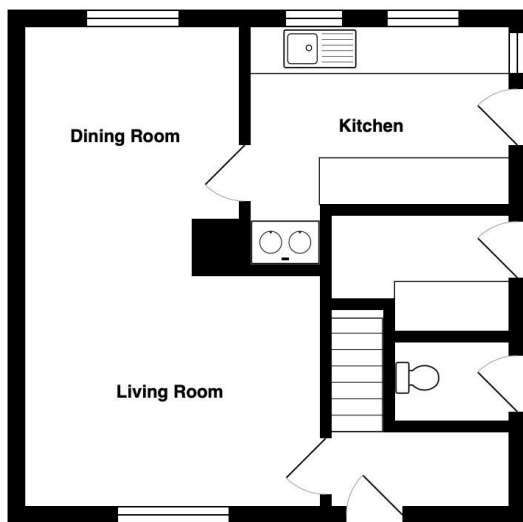
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

WHAT3WORDS = punters.goodbyes.baseline

Ref FTA2736



3, Derby Lane, Cubley, DE6 2EY



Total Area: 85.4 m² ... 919 ft²

All measurements are approximate and for display purposes only

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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.