



**65 PEAK VIEW DRIVE,  
ASHBOURNE  
DE6 1BR  
PRICE: 0/A £390,000**



## DESCRIPTION

Occupying an enviable head of cul-de-sac position, in a popular and sought after established residential location, this traditionally styled and constructed detached property offers very well proportioned three double bedroomed accommodation, with far-reaching views to the rear.

Being gas centrally heated and sealed unit double-glazed throughout, the house also offers scope and potential for further alteration to allow for personal choice. It briefly comprises a large entrance porch, spacious reception hall, guest cloakroom, sitting room, dining room, breakfast kitchen, three double bedrooms and bathroom. With a good-sized, well stocked garden and grounds, driveway parking and two garages.

Early viewing is highly recommended.

## ACCOMMODATION

UPVC sealed unit double-glazed door leads to

**Spacious Entrance Porch** 2.27m x 1.92m (7'5" x 6'3") with terracotta tiled floor and sealed unit double-glazed UPVC windows to front and side. High quality composite UPVC sealed unit double-glazed door with flanking double-glazed side screen leads to

**Reception Hall** 4.65m x 2.1m (13'3" x 6'10") with open-plan oak-tread hardwood staircase off to first floor level, single panel central heating radiator in the hall, with pedestrian access door to the garage off.

**Ground Floor Guest Cloakroom** being of spacious proportions with low-flush wc, wash-hand basin set into vanity unit with cupboards and drawer beneath. Two sealed unit double-glazed windows, single panel central heating radiator.

**Front Sitting Room** 5.78m x 3.63m (18'11" x 11'11") with double panel central heating radiator and sealed unit double-glazed UPVC window to the front. Cornice ceiling, two wall light points and feature natural stone fireplace, with polished marble hearth and fitted decorative fuel effect gas fire.

**Kitchen** 4.63m x 3m (15'2" x 9'10") having part fully tiled walls and large sealed unit double glazed window overlooking the rear garden and beyond. The kitchen is comprehensively fitted with a good range of base cupboards and wall cupboards with drawer bank and ample work surfaces and breakfast bar with appliance space and inset single-drainer stainless steel sink unit, plumbing for dishwasher. Integrated Hotpoint electric double-oven with Hotpoint four burner ceramic hob and extractor hood above. Inbuilt boiler cupboard housing the freestanding gas fired boiler for domestic hot water and central heating. Half-glazed door to rear porch and door off to

**Walk-in Pantry** having fitted shelves, sealed unit double-glazed window and electric power point for fridge or freezer.

**Rear Porch** having exposed brick walls and UPVC sealed unit double-glazed door with side screen leading to side pedestrian access.

**Staircase to first floor**



**Landing** with large in-built cylinder and airing cupboard housing the insulated copper hot water cylinder with fitted immersion heater, fitted slatted shelves.

From the landing there is a roof access trap, with pull-down loft ladder.

**Bedroom One (front double)** 5.78m x 3.64m (18'11" x 11'11") with UPVC sealed unit double-glazed window to the front and an extensive range of fitted wardrobes with mirrored double doors, fitted shelves and rails. Large walk-in over stairs wardrobe cupboard, again having fitted rails and shelves.

**Bedroom Two (rear)** 4.07m (measured to the front of the wardrobes) x 3.03m (13'4" x 9'11") cornice ceiling, sealed unit double-glazed window with far reaching views, double panel central heating radiator and comprehensive range of quality in-built wardrobe furniture, to include vanity unit with inset wash-hand basin, double opening cupboard and drawers.

**Bedroom Three** 5.38m x 2.75m (17'8" x 9') again enjoying extensive views over the rear garden and beyond from the UPVC sealed unit double-glazed window. Single panel central heating radiator, cornice ceiling and two double-opening in-built wardrobe cupboards.

**Bathroom** having fully ceramic tiled walls and fittings in ivory, comprising panelled bath with mixer tap, wall hunt wash-hand basin set into tiled surround, low-flush wc and corner shower cubicle with glazed shower screen door and electric shower. Towel rail radiator, single panel central heating radiator and UPVC sealed unit double-glazed window.

## OUTSIDE

The property occupies an enviable location at the head of a sought-after residential cul-de-sac, conveniently placed for ready access to all the amenities of Ashbourne town centre. Standing on a wide fronted plot there is a primarily lawned front garden with well stocked shrub, flower and rockery beds with wide flanking block paved driveway providing ample car standing space leading to the

**Integral Garage** 5.48m x 2.74m (18' x 9') with up and over door, electric light power supply, plumbing for automatic washing and housing the gas meter. There is a pedestrian access door to the Inner Hallway. A further pedestrian door leads to the

**Attached Garage** 5.16m x 2.38m (16'11" x 7'9") again having up and over door and electric light power supply, pedestrian access door to the rear garden. Fitted single drainer stainless steel sink unit and base cupboards with flanking work surfaces, plumbing for automatic washing machine and provision for tumble dryer. Range of matching wall cupboards.

A block paved pathway leads down each side of the house, to the rear where there is a small paved sided courtyard area, ideal for bin storage. Rear elevated paved pathway, patio terrace with outside cold-water tap. Steps from the patio terrace lead down **to the rear garden**, which is laid primarily to lawn, but is superbly stocked with an extensive range of flowering and evergreen shrubs and bushes, with planted flower beds and borders.

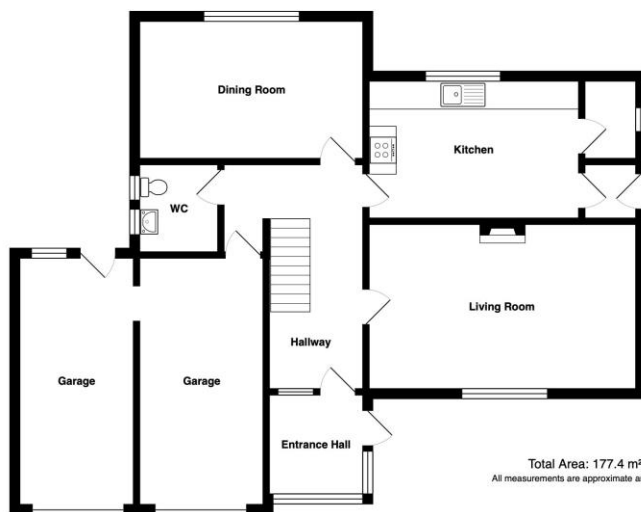
There is a trellis screen beyond which is a further area of natural garden, planted with Spring bulbs, young trees and two mature beech trees.







65, Peak View Drive, Ashbourne, DE6 1BR



Total Area: 177.4 m<sup>2</sup> ... 1910 ft<sup>2</sup>  
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.