



**6 CHURNET CLOSE, MAYFIELD, ASHBOURNE, DERBYSHIRE,  
DE6 2LR**

**PRICE: OFFERS AROUND £495,000**



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



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## DESCRIPTION

A superior detached family home, which occupies a truly enviable head of cul-de-sac location, with open fields to the rear over which it enjoys far reaching panoramic views.

Situated on a spacious and immaculately maintained plot, the well-appointed and presented gas centrally heated and double-glazed accommodation provides four double bedrooms, one with ensuite shower room, two reception rooms, plus conservatory and comprehensively fitted breakfast kitchen.

Early internal viewing is enthusiastically encouraged.

## ACCOMMODATION

Double opening UPVC sealed unit double-glazed doors lead to

**Enclosed brick and tile Storm Porch** with quarry tile floor, courtesy light and wide leaded stained glazed front door to

**Spacious Reception Hall** with Amtico floor, corniced ceilings, central heating radiator and wall light point. Staircase off to first floor level.

**Good sized and useful downstairs storage cupboard** with electric light and power.

**Cloak/Utility Room** 2.18m x 2.12m (7'2" x 6'11") Amtico floor, fitted contemporary combination low-flush wc and wash-hand basin, wall mounted gas fired boiler for domestic hot water and central heating, sealed unit double-glazed window. Plumbing for automatic washing machine.

**Double Aspect Sitting Room** 7.87m x 3.68m (25'10" x 12'1") with UPVC sealed unit double-glazed window to the front, two double panel central heating radiators, ornately corniced ceiling and dado rail. Feature marble fireplace and hearth with Adam style surround and fitted decorative fuel effect fire, double opening pine doors with matching flanking side screens to

**Conservatory** 3.5m x 3.25m (11'6" x 10'8") being of UPVC sealed unit double-glazed construction over a masonry base, with Amtico flooring featuring a compass motif, there are two sets of double-opening doors to the exterior garden, fully fitted blinds.

**Dining Room** 3.65m x 3.47m (11'11" x 11'4") with UPVC sealed unit double-glazed windows to front and side, ornately corniced ceiling, dado rail and door to

**Comprehensively fitted Breakfast Kitchen** 3.86m x 3.44m (12'8" x 11'3") having ceramic tiled floor and a comprehensive range of fitted units providing base cupboards and wall cupboards, with drawer banks, tall double-opening shelved larder cupboard with double cupboard over, integrated double oven, ample round edge work surfaces with inset single drainer 1.5 bowl sink unit and an inset four burner electric hob with extractor fan over. Integrated refrigerator and integrated dishwasher. Part full-height ceramic wall tiling, pelmet and work top lighting. There is a central matching island unit with worktop/breakfast bar and drawers beneath. UPVC sealed unit double-glazed window overlooking the rear garden and door to the exterior side.

**Staircase to first floor galleried landing** with central heating radiator and large double opening cylinder and airing cupboard housing the insulated copper hot water cylinder with fitted electric immersion heater and fitted slatted shelves.



**Master Bedroom Suite** comprising

**Double Bedroom (front)** 4.58m x 3.67m (15' x 12') with sealed unit double-glazed window, double panel central heating radiator and a comprehensive range of fitted wardrobe cupboards.

**Ensuite Shower Room** with part ceramic tiled and part water-proof shower boarded walls, contemporary three-piece suite in white, comprising low-flush wc with wash-hand basin in vanity unit with cupboard beneath, large walk-in shower cubicle with mains shower control. Towel rail, radiator and sealed unit double-glazed window.

**Bedroom Two (front double)** 3.93m x 3.48m (12'10" x 11'5") having a range of inbuilt wardrobes, sealed unit double-glazed window to the front, double panel central heating radiator.

**Bedroom Three (rear double)** 3.6m x 3.47m (11'9" x 11'4") with sealed unit double-glazed window, enjoying fantastic views over the rear garden and to the glorious countryside beyond. Range of fitted mirror fronted wardrobes.

**Bedroom Four (rear)** 3.67m x 2.97m (12' x 9'9") again enjoying far reaching countryside view from the sealed unit double-glazed window, double panel central heating radiator.

**Family Shower Room** having recently been refitted with a luxury contemporary three-piece suite in white, comprising combination low-flush wc, with wash-hand basin, incorporating vanity unit with cupboards beneath, large level access shower cubicle with glazed screen and fitted mains control shower. Part ceramic tiled and part water-proof shower boarded walls.

## OUTSIDE

The property occupies a spacious plot, situated in an enviable head of cul-de-sac position.

A wide tarmacadam driveway proceeds past a primarily lawned front garden with planted flower, shrub and evergreen beds and borders, and leads to a most useful

**Detached brick and tiled Double Garage** 5.6m x 5.5m (18'4" x 18') with twin up and over doors, electric light and power supply, pedestrian access door to the rear.

The driveway provides ample car standing space and adjacent to the garage is a further area of side garden currently laid to lawn, but which might be readily utilised for further car, boat or caravan standing space.

The gated pedestrian access is from the front of the property to the rear, where there is a truly delightful, private and enclosed garden, which features block-paved pathway and patio area with shaped terraced lawns beyond and extremely well stocked and maintained shrub, flower and evergreen beds and borders, with specimen and fruit trees. Timber garden shed and a former playhouse, currently also utilised for gardening purposes. The garden adjoins and overlooks open agricultural land to the rear.

## SERVICES

It is understood that all mains services 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 F

## EPC RATING TBA

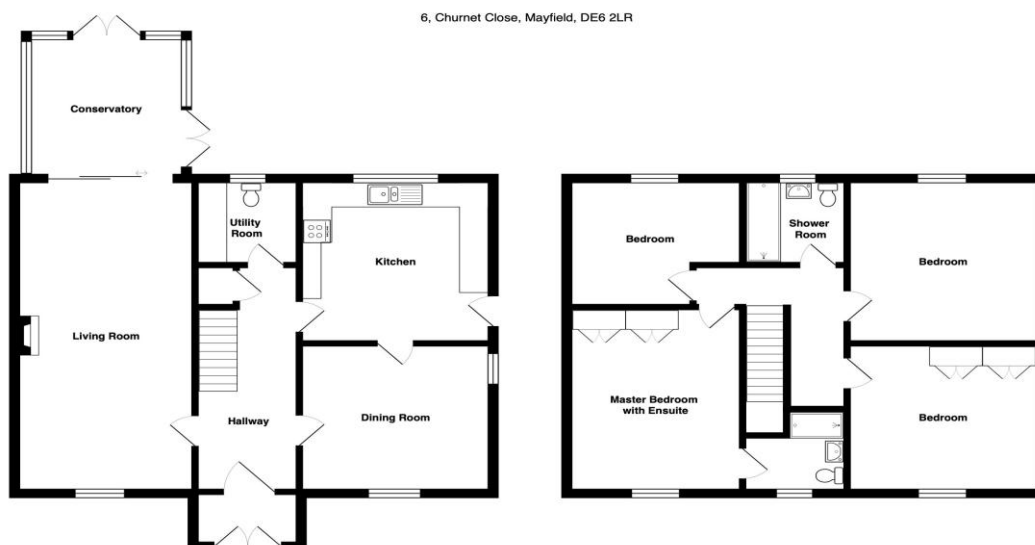
## VIEWING

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

WHAT3WORDS jobs.joys.limitless



6, Churnet Close, Mayfield, DE6 2LR



Total Area: 171.6 m<sup>2</sup> ... 1847 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.