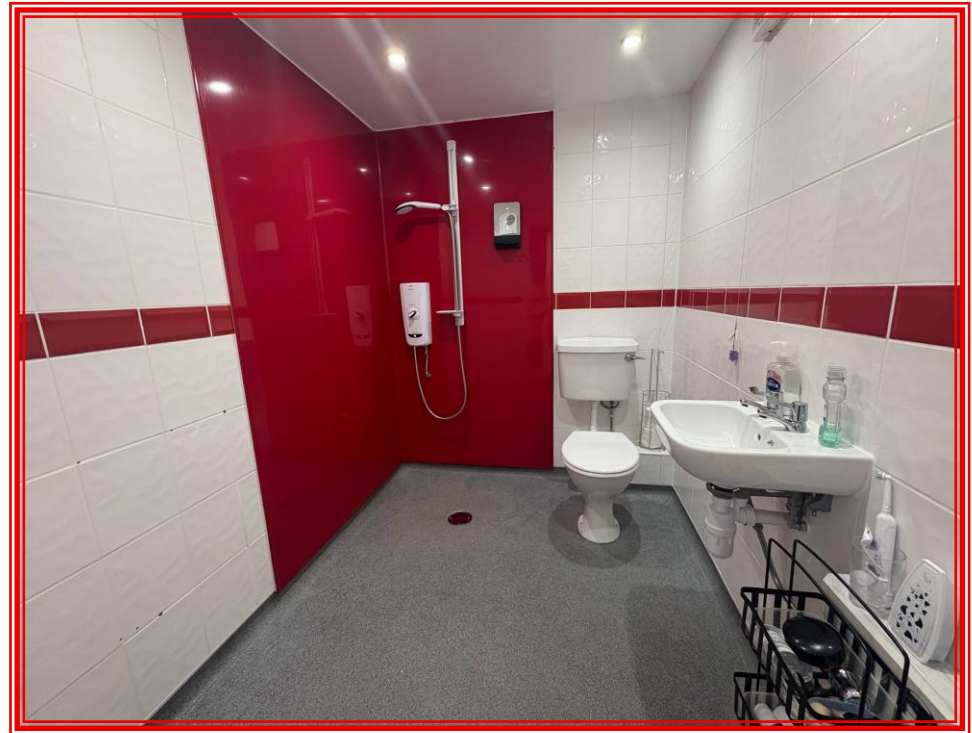




**WHITLEY HOUSE
LADY HOLE LANE
YELDERSLEY, ASHBOURNE,
DE6 1LR**

PRICE: £490,000





WHITLEY HOUSE, LADY HOLE LANE, YELDERSLEY, ASHBOURNE, DE6 1LR

This traditional three bedroom detached residence was built in the early 1900's and has been modernised and extended within more recent years.

Standing on an extensive plot with driveway parking, carport, workshop which could be utilised as a garage, along with formal gardens.

Occupying a desirable semi-rural location with open countryside views yet within a short drive of local amenities, Ashbourne Town Centre and conveniently placed for daily commuting to Derby City Centre.

The property offers flexible accommodation comprising entrance hall, sitting/dining room with multi-fuel stove, fitted kitchen with integrated appliances and granite worksurfaces, rear entrance hall, utility room and ground floor bedroom with en-suite wet room. On the first floor there are two double bedrooms and a family shower room. The master bedroom was originally two bedrooms and has been converted to a large master bedroom with fitted wardrobes/dressing area. This could easily be divided again to create three first floor bedrooms.

An excellent family home offering versatile accommodation with ground floor ensuite bedroom ideal for a dependent relative or as a home office.

ACCOMMODATION

A UPVC double-glazed front entrance door opens into the

Entrance Hall with tiled flooring, radiator, staircase leading to the first floor, understairs storage cupboard housing the Vaillant gas central heating boiler and doors lead to the kitchen and sitting/dining room.

Sitting/Dining Room 6.77m x 3.65m (22'2" x 11'11") with front and side aspect UPVC double-glazed windows, radiator, engineered oak flooring and feature fireplace with beam lintel and granite hearth with inset multi-fuel stove. A door leads into the

Inner Hallway with stable-style door leading to the rear entrance hall, door leading to the utility room and doorway leading into the kitchen.

Utility Room/Cloakroom 2.43m x 1.89m (7'11" x 6'2") comprising storage cupboards, stainless steel sink unit with cupboard below,

space and plumbing for a washing machine, rear aspect UPVC double-glazed window, tiled flooring and low-flush wc.

Fitted Kitchen 4.90m x 2.49m (16'1" x 8'2") comprising a comprehensive range of wall and base units and drawers with integrated Bosch dishwasher, NEFF electric oven, NEFF combination oven and grill, NEFF coffee machine and SMEG five ring gas hob with stainless steel extractor hood above. Granite worksurfaces and upstands with inset one and a half bowl stainless steel sink and drainer unit, space for an American style fridge/freezer, recessed ceiling spotlighting, tiled flooring, rear and side aspect UPVC double-glazed windows.

Rear Entrance Hall 5.25m x 1.58m (17'2" x 5'2") with UPVC double-glazed doors to both sides, tiled flooring and door leading to the

Ground Floor Bedroom with En-Suite Wet Room

5.47m x 4.58m (17'11" x 15') overall measurements including the wet room. With recessed ceiling spotlighting, UPVC double-glazed

window and Dimplex storage heater. A door leads to the

Wet Room comprising a Mira Advance electric shower, wash-hand basin and low-flush wc.

First Floor Landing with side aspect UPVC double-glazed window, access to the roof space and doors lead to the bedrooms and family shower room.

Bedroom One 6.53m max x 3.92 max and 2.93 min (21'5" max x 12'10" max and 9'7" min) originally two bedrooms, having been opened up to provide a master bedroom with dressing area, but could easily be converted back into two separate bedrooms. Having two front aspect UPVC double-glazed windows overlooking the front gardens and open countryside beyond, radiator and fitted bedroom furniture including wardrobes providing hanging and shelving space, shelving unit and drawers.

Bedroom Two 3.64m x 2.71m (11'11" x 8'10") with side aspect UPVC double-glazed window and radiator.

Shower Room 2.64m x 2.64m (8'8" x 8'8") overall measurements. Being fully tiled and comprising shower cubicle with mains control shower, wash-hand basin set on a granite surface with vanity cupboard below, low-flush wc, side and rear aspect UPVC double-glazed windows, heated towel rail and recessed ceiling spotlighting.

OUTSIDE

Standing on an extensive plot approached over a driveway providing hardstanding for ample vehicles, campervan/caravan and/or boat. There is a carport to the side of the property giving access to the

Workshop 5.81m x 4.34m (19' x 14'3") with light and power. The workshop could be adapted to provide a garage if desired.

There is an extensive front lawn with raised decked seating area immediately to the front of the property providing a pleasant seating area enjoying delightful views over open countryside. There is a summer house with log burner making it ideal for all year round enjoyment.

There is a rear garden with lawn and extensive paved patio ideal for alfresco dining and entertaining.

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 E

EPC RATING TBA

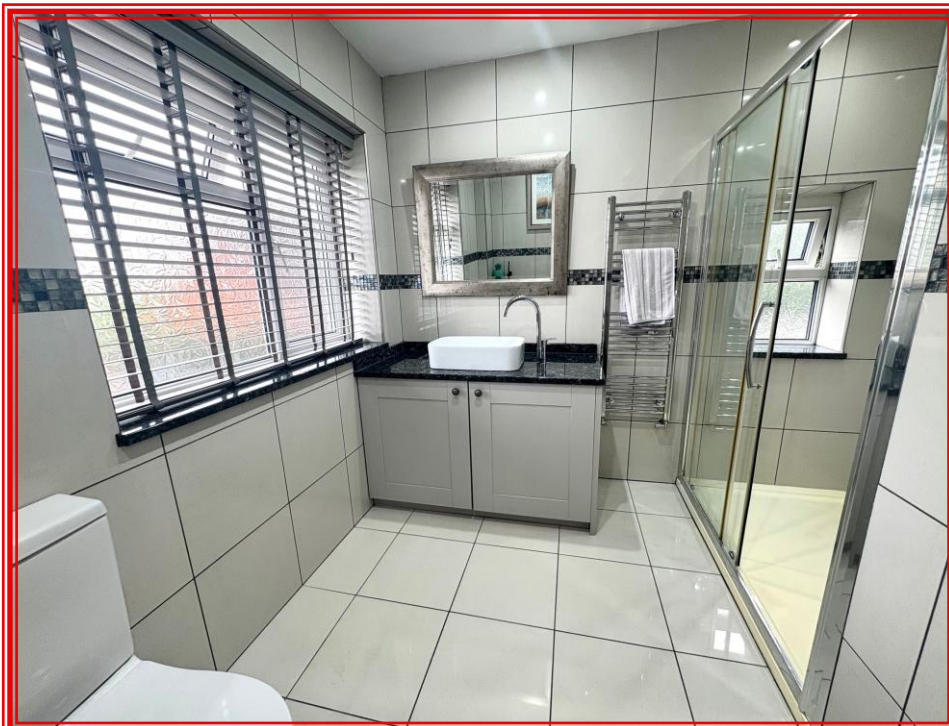
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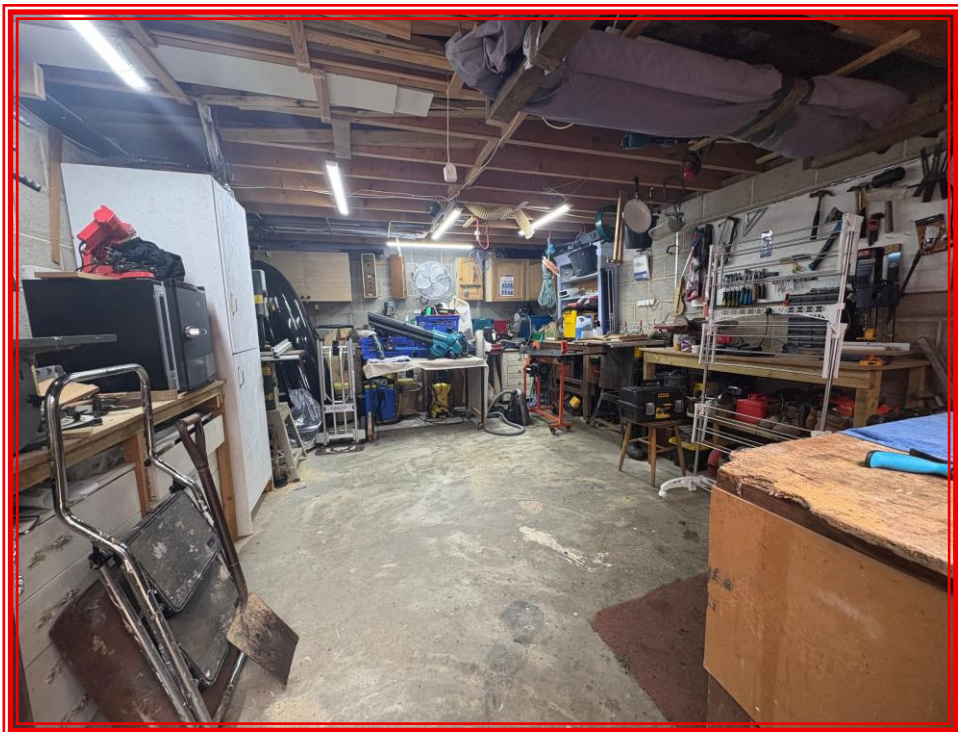
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

WHAT3WORDS highlight.attending.guarded

Ref FTA2797







GROUND FLOOR
920 sq.ft. (85.5 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1371 sq.ft. (127.4 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.