



3 ATLOW BROW, ASHBOURNE, DE6 1RP
PRICE: £270,000



ASHBOURNE: 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk
MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk

www.fidler-taylor.co.uk



ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION

A beautifully maintained two double bed roomed detached bungalow occupying a pleasant cul-de-sac position, conveniently located within a desirable residential area within walking distance of Ashbourne town centre yet a short stroll away from local footpaths and open countryside.

The property benefits from gas central heating, upvc double glazing and briefly comprises entrance hall, sitting/dining room, fitted kitchen, two double bedrooms and shower room.

Externally there are front and rear gardens, a long tarmac driveway providing ample parking and access to the detached garage.

Considered ideal for occupation by those looking towards retirement.

ACCOMMODATION

A upvc double glazed entrance door opens into the;

Entrance Hall with radiator, access to the roof space, in-built storage cupboard and doors lead to the sitting/dining room, bathroom, both bedrooms and a doorway opens into the;

Kitchen 2.79m x 2.27m (9'2" x 7'5") comprising a modern range of wall and base units and drawers with integral wine rack, integrated appliances including refrigerator, Bosch electric oven, Bosch four burner gas hob with Bosch extractor hood above. Granite work surface with inset one and a half bowl stainless steel sink and drainer unit, tiled splashback, space and plumbing for automatic washing machine, serving hatch to the dining room, side aspect upvc double glazed window and radiator.

Sitting/Dining Room 5.98m x 4.19m (19'8" x 13'9") overall measurements. Having a coved ceiling, two front aspect upvc double glazed windows, two radiators, feature fireplace with tiled hearth and inset electric fire.

Shower Room comprising a corner shower cubicle with mains control shower, wash hand basin with vanity unit below, low flush wc, partially tiled walls, side aspect upvc double glazed window, Xpelair extractor fan, heated towel rail and in-built cupboard housing the Ideal gas central heating boiler.

Bedroom One 3.08m x 3.08m (10'2" x 10'2") measured up to the wardrobes. With rear aspect upvc double glazed window, radiator, fitted bedroom furniture comprising three double wardrobes across one wall with hanging rail and shelving, fitted cupboards with shelving and bedside drawers.

Bedroom Two 3.16m x 2.82m (10'5" x 9'3") with rear aspect upvc double glazed window and radiator.



OUTSIDE

There is a lawned fore-garden with paved area. A tarmacadam driveway to the side of the property provides ample parking and leads to the

Detached Single Garage 5.34m x 2.51m (17'6" x 8'3") with electric up and over door, light and power, side aspect upvc double glazed window and upvc double glazed pedestrian side entrance door.

At the rear of the property there is a paved patio and lawn enclosed by timber fencing.

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 D

EPC RATING TBC

VIEWING

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

Ref FTA2804



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.