



5 MAYFIELD AVENUE, MAYFIELD, DE6 2JA
PRICE: O/A £245,000

DESCRIPTION

Having been thoughtfully and very well extended to the rear and offering excellent value for money, three bedroomed accommodation, this gas centrally heated and fully double-glazed traditional town house property is an ideal opportunity for the discerning first time buyer or young family.

Situated in an established residential location, convenient for the village facilities of Mayfield and being approximately 2 miles from Ashbourne, the property briefly comprises entrance porch, reception hall, guest cloaks/wc, large sitting/dining room, extended very well fitted kitchen, three bedrooms and a high-quality bathroom. Ample forecourt parking and delightful enclosed rear garden.

Early inspection is highly recommended.

ACCOMMODATION

A high-quality composite front door leads to

Entrance Porch with quarry tiled floor, sealed unit double glazed window to the front and fitted coat pegs. Cupboard housing the gas fired boiler for domestic hot water and central heating. An oak door leads to

Reception Hall 2.7m x 1.64m (8'10" x 5'5") having ceramic tiled floor and distressed timber effect, large in-built walk-in storage cupboard with fitted shelves and staircase off to first floor level.

Guest Cloakroom having combination low flush wc and wash hand basin, half tiled walls, ceramic tiled floor to match the hall.

Large Sitting/Dining Room 5.27m x 4m (14'4" x 13'2") (maximum overall measurements plus rear bay window). Having corniced ceiling with inset ceiling spotlights, contemporary recessed fireplace with slate hearth, heavy timber mantel and fitted cast iron log burner stove. Central heating radiator and understairs storage recess.

Extended & Comprehensively Fitted Breakfast Kitchen 5.45m x 2.18m (17'11" x 7'3") having oak effect ceramic tiled floor, sealed unit double glazed window looking towards the rear garden and upvc sealed unit double glazed double opening French doors opening to the side garden patio. The kitchen is superbly fitted with a good range of contemporary units providing base cupboards and wall cupboards with drawer banks, ample work surfaces with inset single drainer 1.5 bowl sink unit. Integrated electric oven and hob, integrated dishwasher and washing machine. Part ceramic tiled walls, inset ceiling spotlights, fitted shelves and bottle storage. A particular feature of this room is the lantern roof which provides excellent natural light.



Staircase to First Floor Landing

Bedroom One (rear) 3.8m x 2.74m (12'6" x 9') with sealed unit double glazed window having views over the gardens and rooftops to the countryside beyond. Central heating radiator, range of in-built wardrobe cupboards.

Bedroom Two (rear) 3.58m x 2.07m (11'9" x 6'9") with double panel central heating radiator, in built double opening wardrobe with fitted shelves and rail. Sealed unit double glazed window.

Bedroom Three (front) 2.82m x 1.95m (9'3" x 6'5") with sealed unit double glazed window, double panel central heating radiator and in-built cylinder and airing cupboard housing the insulated copper hot water cylinder with fitted immersion heater and fitted slatted shelves.

Spacious Luxury Bathroom 2.74m x 1.95m (9' x 6'5") having contemporary fitments in white comprising free standing bath, low flush wc and wash hand basin. Enclosed shower cubicle with glazed sliding shower screen doors and mains shower control and fully waterproof shower boarded walls. The remainder of the bathroom walls are half ceramic tiled. Contemporary central heating radiator and towel rail radiator, inset ceiling spotlights and sealed unit double glazed window.

OUTSIDE

The property stands well back from the road behind a wide, open plan tarmac forecourt providing standing space for two vehicles.

To the rear of the property there is a good sized private enclosed garden which whilst being laid primarily to lawn, features two paved patio terraced areas together with raised planted bed and useful garden shed.

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 A.

EPC RATING D

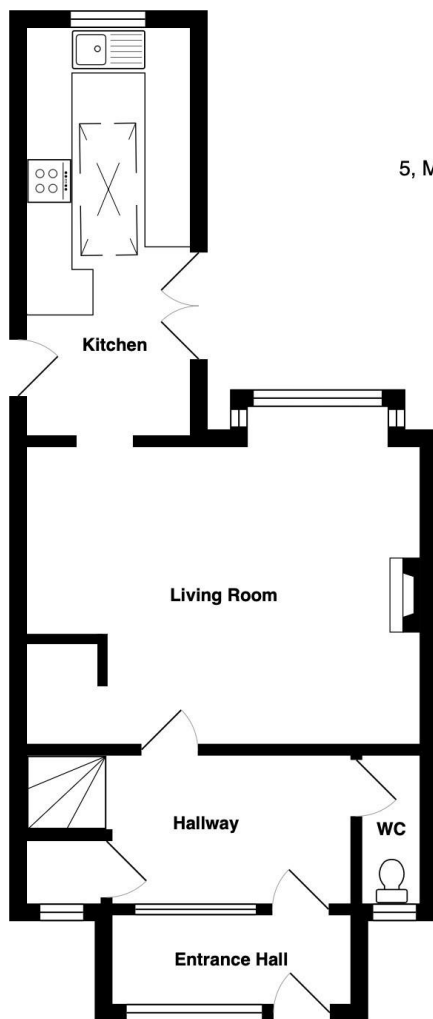
VIEWING

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

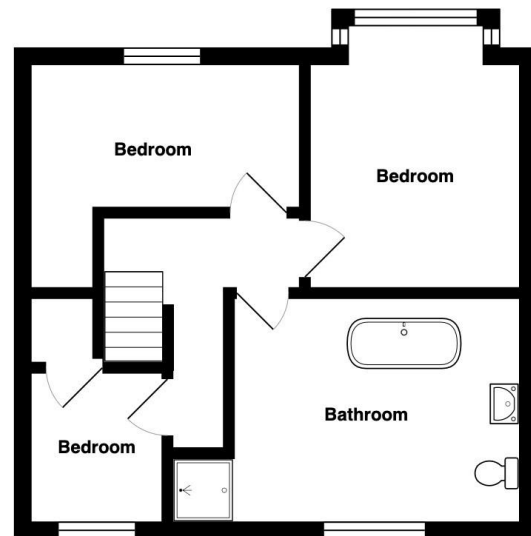


WHAT3WORDS gurgling.cliff.baths

Ref FTA2802



5, Mayfield Avenue, Mayfield, DE6 2JA



Total Area: 92.0 m² ... 990 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.