

**A SUPERIOR DETACHED FAMILY RESIDENCE IN CUL DE SAC LOCATION**

**8 DUNCOMBE DRIVE  
ASHBOURNE, DE6 1LJ**



**PRICE: O/A £460,000**

Beautifully appointed and presented, spacious, four bedrooomed accommodation with three reception rooms.

## DESCRIPTION

Enjoying an enviable cul de sac location within a popular and sought after residential location convenient for the shops and other facilities of Ashbourne this high quality, detached family home benefits from gas fired central heating and sealed unit double glazing throughout and is also cavity wall insulated.

The original accommodation has been amended to incorporate part of the double garage to provide a further ground floor reception room, ideal for use as a snug, playroom or hobbies room. In addition, there is reception hall with cloakroom wc, sitting room, separate dining room, conservatory, superbly fitted breakfast kitchen and utility room. At first floor level four bedrooms, one with en suite shower room and family bathroom with shower.

Outside, double width driveway, garage, landscaped front garden and very private, well stocked primarily lawned rear garden.

Ideal for occupation by the growing family the property should be viewed without delay.

## ACCOMMODATION

A upvc sealed unit leaded glazed front door with courtesy light to one side leads to

**Reception Hall** having staircase off to first floor level, single panel central heating radiator, oak effect Amtico floor and corniced ceiling. Inset ceiling spotlights.

**Guest Cloakroom** having contemporary fittings in white comprising low flush wc and wall mounted wash hand basin with part fully tiled walls and ceramic tiled floor. Single panel central heating radiator.

**Playroom or Hobbies Room** 16'2" x 7'7" [4.93m x 2.31m] with corniced ceiling and upvc sealed unit double glazed window to the front. Double panel central heating radiator.

**Sitting Room** 16'3" x 11'9" [4.95m x 3.58m] plus deep cant bay to the front, having upvc sealed unit double glazed window. corniced ceiling, single panel central heating radiator and two wall light points. Feature polished marble fireplace with matching hearth and fitted decorative fuel effect gas fire. Double opening doors to

**Dining Room** 11'9" x 9'2" [3.358m x 2.79m] with corniced ceiling, single panel central heating radiator and connecting door to the kitchen. Sealed unit double glazed double opening doors to

**Conservatory** 12'1" x 11'3" [3.68m x 3.43m] being brick based with upvc sealed unit double glazed superstructure and double glazed door to rear garden. Ceramic tiled floor, electric Dimplex convector.

**Breakfast Kitchen** 14' x 9'2" [4.27m x 2.79m] having oak effect Amtico floor finish and being comprehensively fitted with an excellent range of good quality kitchen units providing base cupboards and wall cupboards, deep drawers and ample round edge marble effect work surfaces with inset one and a half bowl single drainer sink unit with mixer tap and appliance space beneath with integrated dishwasher. Further worktop with peninsular breakfast bar and flanking pull out larder cupboard. Integrated refrigerator and oven housing with fitted NEFF double oven with cupboards above and below. Double opening glazed display wall cupboard, complementary ceramic tiled splash backs and sealed unit double glazed window. contemporary upright central heating radiator.

**Utility Room** 9'1" x 7'7" [2.77m x 2.31m] having oak effect Amtico floor, double panel central heating radiator. The utility room has a fitted single drainer stainless steel sink unit with mixer tap inset into round edge work surfaces with fitted base cupboard beneath and flanking appliance space with plumbing for automatic washing machine. Tiled splash backs. Matching tall shelved double opening larder cupboard and further tall, shelved cupboard with hanging rail. Wall mounted gas fired boiler for domestic hot water and central heating. Sealed unit double glazed window



overlooking the rear garden and upvc panelled sealed unit double glazed door to the exterior. There is also a connecting pedestrian access door to the garage.

Staircase to first floor level having semi galleried landing, inbuilt cylinder and airing cupboard housing the insulated copper hot water cylinder with fitted twin immersion heaters and fitted slatted shelves. Further over stairs storage cupboard.

**Master Bedroom Suite** comprising

**Double Bedroom** 15' x 12'1" [4.57m x 3.68m] with corniced ceiling, central heating radiator and upvc sealed unit double glazed window to the front. Range of inbuilt wardrobe cupboards with sliding doors and fitted hanging rails.

**En Suite Shower Room** being fully ceramic tiled with feature patterned wall tiling and having three piece suite in white comprising quadrant shower cubicle with glazed sliding shower screen doors, mains shower control. Low flush wc and wash hand basin set on marble plinth. Inset ceiling spotlights, shaver point. Upvc sealed unit double glazed window, contemporary towel rail radiator.

**Bedroom Two** (rear double) 11' x 10'8" [3.35m x 3.25m] (measured to the rear of the wardrobes) with single panel central heating radiator, corniced ceiling and upvc sealed unit double glazed window overlooking the rear garden. Range of inbuilt wardrobe cupboards with sliding doors and fitted hanging rail and shelf.

**Bedroom Three** (rear) 11' x 8'8" [3.35m x 2.64m] with single panel central heating radiator, corniced ceiling and upvc sealed unit double glazed window overlooking the rear garden.

**Bedroom Four** (front) 12'5" x 8' [3.78m x 2.44m] maximum with upvc sealed unit double glazed window to the front and single panel central heating radiator.

**Principal Family Bathroom** with contemporary four-piece suite in white comprising panelled bath, wash hand basin set into vanity unit with cupboards and drawers beneath. Low flush wc and quadrant shower cubicle with sliding glazed shower screen doors and mains shower control. The bathroom has fully tiled walls with towel rail radiator and upvc sealed unit double glazed window.

## OUTSIDE

The property occupies an enviable cul de sac position in a popular and sought after residential location, convenient for Ashbourne town centre.

Occupying a wide fronted plot, the house stands behind a landscaped front garden with shrub, evergreen, flower and gravel beds and there is an adjacent double width tarmac driveway providing ample car standing space and leading to the

**Attached Brick and Tile Garage** 17'1" x 8'5" [5.21m x 2.56m] with up and over door, electric light and power supply and pedestrian door to the utility room.

Pedestrian side access leads through an arched, wrought iron gate to the good sized rear garden which enjoys a very degree of seclusion and privacy. Being surrounded by mature trees the garden is laid primarily to lawn and also features well stocked beds and borders together with paved terraces and seating areas.

## 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.

## TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.



**COUNCIL TAX**

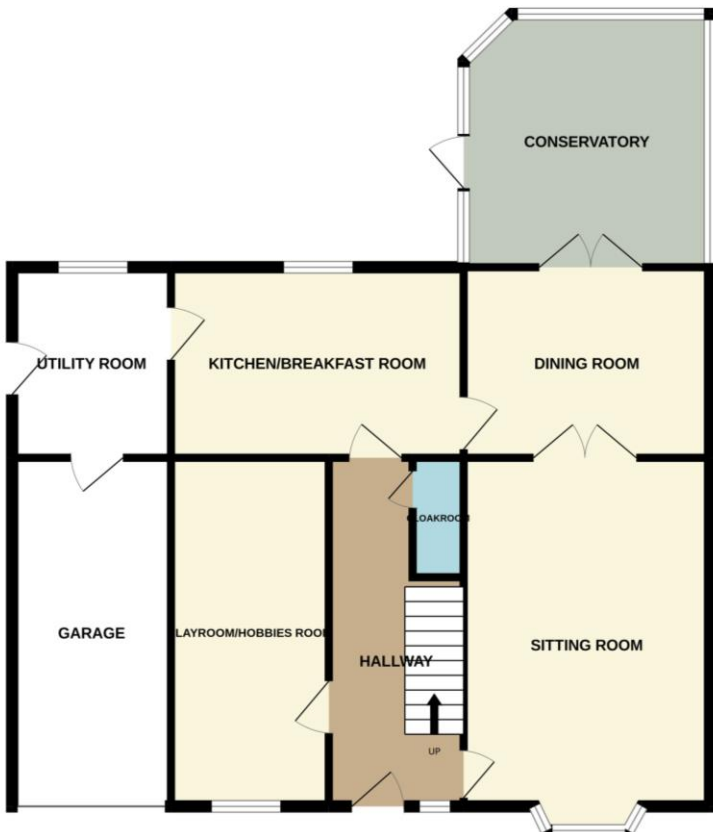
For Council Tax purposes the property is in Band E.

**EPC RATING** band D.

**VIEWING**

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

Ref: FTA2524



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