

Home 2 Sell

Quality Service For Less



122 Ashbourne Road

Cowers Lane, Belper, DE56 2LG

£350,000



Home2sell are delighted to offer this beautifully presented and recently painted individual residence which represents an excellent opportunity for the discerning purchaser looking to acquire an easy to manage and beautifully presented family home. Being situated in the Cowers Lane area of Ashbourne Road nestled between Belper and Ashbourne being a much sought after semi rural location but enjoying easy access and commutability. Supplemented by PVCu double glazing (where stated) and offering generously proportioned three / four bedroomed quality accommodation. The property occupies a generous corner plot with sweeping driveway and integral garage. Accommodation comprising in brief ; Entrance hallway, guest cloakroom WC, lounge with feature fire place, dining room, fitted kitchen, utility room and office/bedroom four. To the first floor an impressive landing with useful storage, master bedroom having fitted wardrobes, two further well proportioned bedrooms and a luxury family bathroom having a four piece suite. Outside to the front a sweeping tarmac driveway provides off road parking for four to five vehicles and to the rear a delightful enclosed garden with patio terrace immediately to the rear giving way to a manicured lawn with decking sun terrace and low maintenance well stocked borders. The property enjoys a fine aspect and views which can only be truly appreciated when viewed.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

The property is entered via a PVCu sealed unit double glazed entrance door with matching opaque side panel. Having wood grain effect flooring, useful under stairs storage, central heating radiator, dado rail, recessed ceiling lighting and stairs off to the first floor landing.

Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and a wall mounted hand wash basin with complimentary splashback tiling. PVCu double glazed opaque window to the rear elevation, wood grain effect flooring and a central heating radiator.

Lounge

11'1" x 15'7" (3.40m x 4.75m)

Having an inset gas coal effect living flame fire with hand painted brick surround and wooden mantle, double glazed sliding patio doors to the front elevation, central heating radiator, television point, coving to ceiling and light.

Dining Room

10'9" x 10'0" (3.29m x 3.07m)

Having dual access from the hall and lounge, central heating radiator, PVCu double glazed window to the rear elevation, coving to the ceiling and light.

Kitchen

7'3" extending 11'1" x 11'4" reducing 6'4" (2.23m extending 3.38m x 3.47m reducing 1.95m)

Having a fitted kitchen comprising of a range of base wall and matching drawer units with roll top work surfaces over incorporating a one and a half sink drainer unit with a Swan neck mixer tap and complimentary splashback tiling. Integrated electric oven with 4 ring gas hob and extractor over. Central heating radiator, PVCu double glazed window to the rear garden aspect, vinyl tile effect flooring, breakfast bar, ceiling light and space for a fridge.

Utility Room

8'0" x 4'10" (2.45m x 1.49m)

Having wall and matching base units with roll top work surfaces over incorporating a stainless steel sink drainer unit with complimentary tiled splashbacks, vinyl tile effect flooring, space and plumbing for an automatic washing machine, wooden double glazed window to the rear garden aspect and a wooden door to the rear garden access. Glow worm boiler and courtesy internal door to the garage.

Bedroom Four/Home Office/Playroom

This versatile room has a PVCu double glazed window to the front elevation, central heating radiator, coving to ceiling and light.

To the First Floor Landing

Having a PVCu double glazed window to the rear elevation enjoying a fine aspect and view, airing cupboard housing the domestic hot water tank and ceiling light.

Master Bedroom

15'10" reducing 9'3" x 17'6" reducing 6'11" max (4.85m reducing 2.84m x 5.34m reducing 2.12m max)

This generously proportioned room has dual aspect PVCu double glazed windows to the front and rear elevations, two central heating radiators, television point and a range of fitted wardrobes with mirrored fronts providing useful storage and hanging space. Eaves storage and two ceiling lights.

Bedroom Two

10'0" x 9'10" (3.07m x 3.01m)

Having a PVCu double glazed window to the side elevation, central heating radiator, wall light and ceiling light. Access to the loft void.

Bedroom Three

7'4" reducing 3'11" x 7'0" extending 10'2" max (2.25m reducing 1.20m x 2.14m extending 3.10m max)

Having a PVCu double glazed window to the rear elevation, central heating radiator and recessed ceiling lighting.

Luxury Family Bathroom

This generously proportioned luxury bathroom has a four piece suite comprising of a close couple WC, wall mounted hand wash basin, bath with panelled sides and centrally mounted chrome mixer tap. A tiled large shower enclosure with thermostatically controlled shower. Complimentary part tiling to walls, Edwardian style wall mounted heated towel rail and ceramic tiled flooring. PVCu double glazed opaque window to the front elevation, recessed ceiling lighting and extractor fan.

Garage

17'8" max x 8'2" max (5.40m max x 2.49m max)

Having power and light. Space for freezer and tumble dryer.

Outside

The property is set back from the road behind a tarmac driveway which provides parking for approximately four to five vehicles and this gives access to the integral garage. Having a conifer screening providing a high level of privacy and hedged boundaries with a front garden that is laid mainly to lawn with trees and established borders with a block paved entertaining terrace that is located directly outside the lounge and can be access via the sliding patio doors.

A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect with a patio terrace immediately to the rear giving way to a generous

manicured lawn with decking sun terrace and low maintenance well stocked borders.

Area

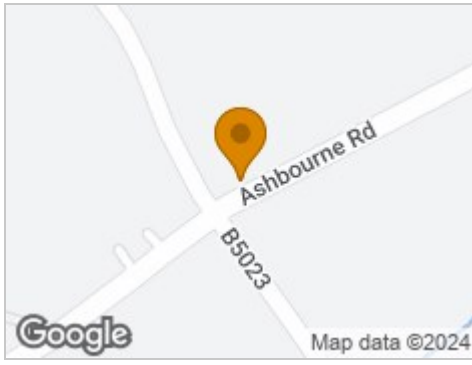
Cowers Lane is situated approximately 6 miles from Ashbourne which is known as the gateway to Dovedale and the famous Peak District National Park and the old market town provides an excellent range of period architecture, shops, schools and leisure activities. Further recreational facilities include Carsington Water with its trout fishing and sailing. The village of Turnditch combined with Cowers Lane provide a selection of village inns and a local garage. The town of Wirksworth is approximately 5 miles to the north and the City of Derby is only 8 miles away which provides onward travel to the major trunk roads and other midland and northern centres including East Midland International Airport.

Directional Note

The approach from Derby is via the A6 Duffield Road proceeding through Darley Abbey and Allestree into open countryside. Turn left on the edge of Duffield into the B5023 Wirksworth Road and eventually at the crossroads at Cowers Lane turn left opposite The Railway public house into Ashbourne Road. Continue and 122 Ashbourne Road is easily identified by our distinctive Home2sell for sale sign on the right hand side.



Road Map



Hybrid Map



Terrain Map



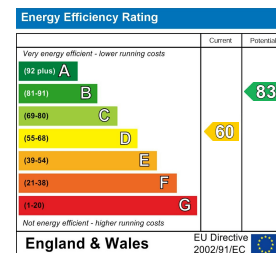
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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