



Peak View Drive
Ashbourne



16 Peak View Drive

Ashbourne

Derbyshire

DE6 1BR



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A deceptively spacious extended and well presented two bedroom detached bungalow occupying a delightful cul de sac location with ample off road parking, garage and generous rear garden.

The accommodation has been thoughtfully extended with the benefit of a kitchen extension to the rear and well proportioned conservatory overlooking the garden providing a versatile further living space in addition to the generous Lounge.

Conveniently location on the popular Peak View Drive

Offered for sale with no upward chain

Guide Price:

£325,000



Ashbourne Office - 01335 342201



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Accommodation

Upon entry to the property, you are welcomed through the double glazed door to the **Entrance Hall** which has a tiled flooring, built-in storage with worktop over and an external double glazed door to rear. Internal door leading to **Cloakroom/WC** which contains low level WC, pedestal wash hand basin, obscure double glazed window to rear, heated towel rail and extractor.

The **Inner Hallway** leads from the Entrance Hall via a double glazed door which in turn has internal doors leading to the Sitting room, Breakfast Kitchen, both bedrooms and a Shower Room. Built-in storage cupboard, loft hatch with a ladder access to the attic space.

The spacious **Breakfast Kitchen** has an extensive range of wall mounted and base level units with roll top work surface over. There is an eye level electric fan assisted oven, gas hob with extractor fan over, integrated fridge freezer and dishwasher. Tiled flooring throughout and double glazed window overlooking the rear garden. With access door to the Conservatory

The **Lounge** provides spacious living space with an electric wall mounted fire, double glazed double doors to the conservatory and wall lights. The **Conservatory** is delightfully located at the rear of the property and provides a versatile further living space overlooking the garden, tiled flooring, external doors leading to the rear, electric wall mounted heater and an interconnecting door also leads to the Breakfast Kitchen.

Bedroom One is a specious double bedroom with an extensive range of mirror front wardrobes to the whole of one wall providing hanging, drawer and shelf storage, radiator.

Bedroom Two makes an excellent guest bedroom, double glazed window to front, radiator.

The **Shower Room** has a modern three piece shower suite comprising, corner shower cubicle, low level WC, wash hand basin, mirrored front bathroom cabinet, fully tiled floor and walls and inset spotlights.



Externally

Situated on this quiet cul de sac the property is access directly from the road onto the driveway which provides hardstanding for a number of vehicles and access to the **Garage** having an up and over electric vehicular access door power and lighting with the wall mounted central heating boiler also situated within the garage. Adjacent to the driveway the front garden has been landscaped with stepped gravel borders with laurel hedge border.

To the rear there is good sized garden accessed either from the rear of the property or from the side via a pedestrian pathway leading through a gate from the front. The paved patio seating area is situated to the immediate rear and has a timber garden shed set within providing useful storage. Steps lead up to the higher level landscaped garden area which is approximately half laid to lawn and half low maintenance level gravel border. There is a further garden shed to the corner of the garden which is enclosed by fencing.



General Information

Services:

Mains water and sewerage, mains electricity, mains gas central heating .

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Authority and Council Tax band: Derbyshire Dales District Council. Council Tax Band D.

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Broadband Connectivity:

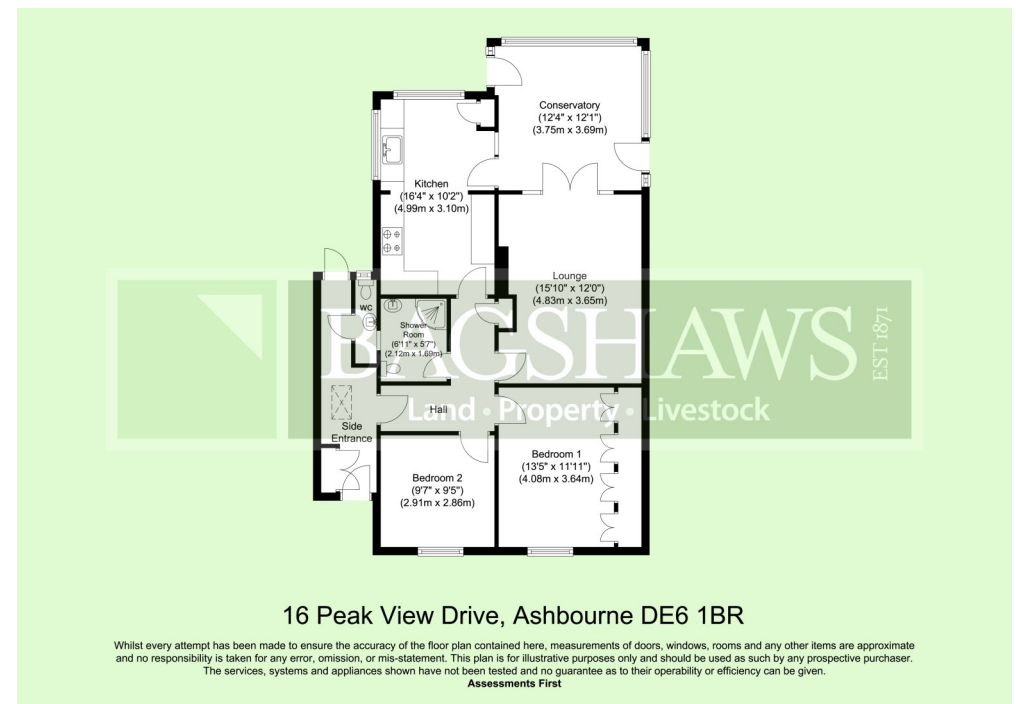
It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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