

# Ashfield, Colburn Village



**Ashfield, Colburn Village, North Yorkshire.**

**Guide Price: £475,000**

**Located in this highly regarded Hamlet surrounded by open countryside and mature woodland, Ashfield is a detached property sitting on a generous plot and provides a versatile layout that will appeal to a range of buyers. To the ground floor there is a fantastic open plan kitchen/living area, a bathroom, a conservatory and three reception rooms that can be living spaces or bedrooms. The first floor features three bedrooms and a recently upgraded bathroom. Externally there is driveway parking for a number of cars, a double garage and generous mature gardens. Being offered to the market CHAIN FREE, an early inspection is strongly recommended.**



### **Entrance Hallway:**

Accessed through a double glazed entrance door, the spacious hallway has a radiator, a utility cupboard with plumbing for a washing machine and a feature staircase to the first floor.

### **Open Plan Living Area:**

A fantastic triple aspect space which is flooded with light and is perfect for modern living.

The **Kitchen** is fitted with a range of quality wall and base units with soft close fittings and complimenting countertops. There is space for a range cooker, plumbing for a dishwasher and space for a large fridge freezer. The upvc double glazed window overlooks the rear garden and there is a large larder cupboard with shelving and countertops.

The **Living Area** provides ample space for family dining and for a relaxed seating area. There are upvc double glazed windows to the front and side of the property, two radiators, a TV point and a log burning stove set into the fireplace. A door gives access to the side of the property.

### **Sitting Room:**

Currently a sitting room, but also perfect as a double bedroom. There is a radiator, a modern electric fire and a upvc double glazed window to the front of the property.

### **Snug/Garden Room:**

Another room for relaxing and having a lovely aspect out to the garden. There is a radiator and a log burning stove. A set of sliding doors open out to the conservatory.

### **Conservatory:**

A great space for relaxing and enjoying the garden. A sliding door opens out the patio.

### **Home Office/Playroom/Bedroom:**

Currently used as a treatment room, but ideal as a bedroom or home office. There is a radiator and a upvc double glazed window to the front of the property.

### **Bathroom:**

Fitted with a corner jacuzzi bath, an electric shower, a WC and a wash hand basin. There is a radiator and a upvc double glazed window.

### **First Floor Landing:**

Accessed via the feature staircase, there is a upvc double glazed window overlooking the rear garden and loft access.

### **Bedroom:**

A double bedroom with a radiator, a TV point and a large upvc double glazed window with open countryside views.



### **Bedroom:**

A double bedroom with a built in wardrobe, an airing cupboard, a upvc double glazed window, a radiator, a TV point and large eaves storage.

### **Bedroom:**

With a built in wardrobe, a upvc double glazed window and eaves storage.

### **Bathroom:**

The recently upgraded bathroom is fitted with a white suite that comprises a bath with a Mira power shower, a WC and a wash hand basin set on a vanity with useful storage. There is a heated towel rail and a upvc double glazed window.

### **External**

Ashfield sits on a generous plot with driveway parking for a number of cars.

The front garden is well stocked with mature planting giving a good level of privacy.

The **Double Garage** (5.80m x 5.55m) has an up and over door, power and light. To the rear of the garage there is a useful space that could be utilised as a workshop.





The lovely rear garden is mainly lawed with mature planting and trees. There is a large, paved seating area, a greenhouse and a garden shed.

### **Additional Information**

The postcode is DL9 4PD and the Council Tax Band is F.

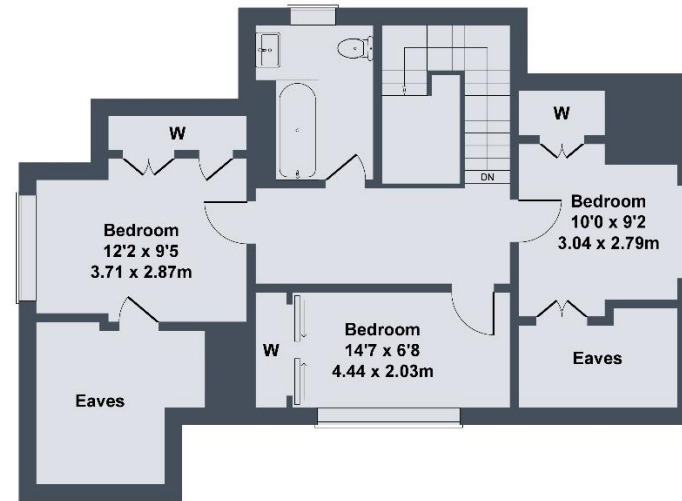
The oil fired central heating boiler is located in the rear garden.



## Ashfield, Colburn Village, DL9 4PD



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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