FIDLERTAYLOR







60 HOLMESFIELD CLOSE, ASHBOURNE, DE6 1UH
PRICE: OFFERS IN THE REGION OF £147,500 FOR A 55% SHARE

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RICS

The Property Ombudsman

DESCRIPTION
Completed in 2026, this high quality semi-detached bungalow property offers spacious two bedroomed accommodation in a pleasant end of cul-de-sac location with open aspect at the front.

The property is sealed unit double-glazed throughout and has an air source heat pump, central heating and hot water, which together with roof-mounted solar panels, makes the property an efficient and economic to run home, which is ideal for occupation by the professional couple or perhaps those looking towards retirement.

Briefly comprising Reception Hall, large light bright open plan Living Kitchen, two Bedrooms and Bathroom with shower, the property has ample parking to the front and a private enclosed lawned rear garden.

Early viewing is highly recommended.

ACCOMMODATION
A high quality composite upvc sealed unit double glazed front door leads to

Large Reception Hall giving access to all the rooms having single panel central heating radiator.

Walk in Storage/Cylinder Cupboard providing ample space for cloaks and general household storage and housing the large insulated hot water cylinder.

Open Plan Living Kitchen 7m x 4.9m (7.01m x 16'1") (maximum overall measurements). This light bright room provides a sitting area of approximately 4.8m x 3.7m (15'9" x 12'2") with two double panel central heating radiators and sealed unit double glazed window overlooking the rear garden. The kitchen area 4.9m x 2.9m (16'1" x 9'6") is very comprehensively fitted with an excellent range of base and wall cupboards with drawer bank, ample round edge work surfaces and inset 1.5 bowl stainless steel sink unit with mixer tap. There is an integrated electric oven and hob and appliance space with plumbing for automatic washing machine and dishwasher. Tall shelved larder cupboard and space for tall fridge/freezer. There is an extractor hood over the four burner ceramic electric hob and ceiling mounted extractor fan.

Bedroom One (front double) 3.5m x 2.96m (11'6" x 9'9") with central heating radiator and sealed unit double glazed window to the front enjoying countryside views over the Derbyshire Dales. There is a connecting 'Jack and Jill' door to the bathroom.

Bedroom Two (front) 3.5m x 2.8m (11'6" x 9'2") having upvc sealed unit double glazed window again enjoying a rural aspect, central heating radiator.

Bathroom being of spacious proportions and having a contemporary four piece suite in white comprising











panelled bath, pedestal wash hand basin and low flush wc, fully tiled separate shower cubicle with glazed shower screen door and mains shower control. Double glazed window, towel rail radiator along with ceiling extractor fan. As noted above there is a connecting door to Bedroom One.

OUTSIDE
The property stands behind a surfaced open plan double width forecourt providing ample car standing space with planted border.

A paved pedestrian side access leads through a timber gate to a very private enclosed primarily lawned rear garden with small paved area. The rear garden houses the air source heat pump for the property's central heating and domestic hot water systems along with outside tap and a water butt.

SERVICES
It is understood that mains water, electricity and drainage are connected to the property which has an air source heat pump to provide domestic hot water and central heating. There are in addition solar panels and the property has an EV charger point.

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 leasehold on the basis of a 55% share of a 990 year lease from August 2026. Rent in the sum of £273.28 per calendar month is payable for the non-owned percentage. There is a Service Charge of £39.50.

It is understood that future owners would have the opportunity to "staircase up" to acquire additional ownership share.

COUNCIL TAX
For Council Tax purposes the property is in band B.

EPC RATING A

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

WHAT3WORDS

Ref FTA2890

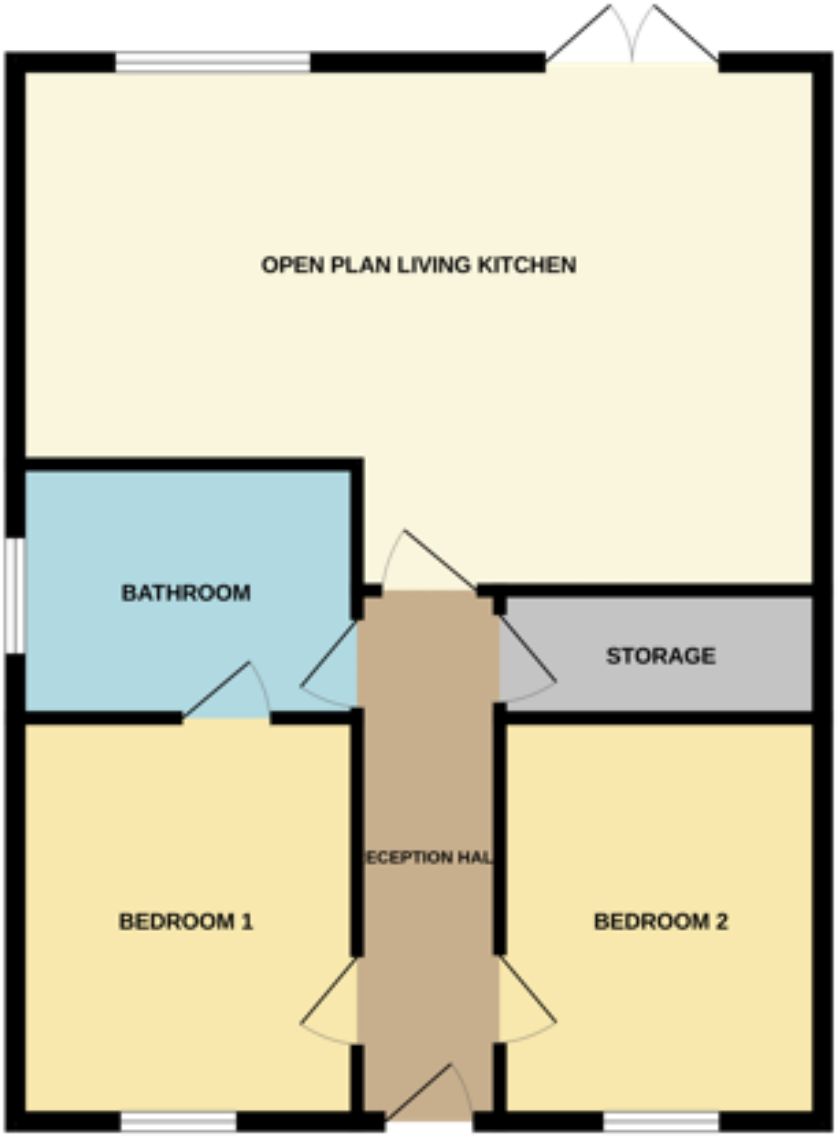








GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.