



**9 NORTH AVENUE  
ASHBOURNE, DE6 1EZ**

**PRICE: OFFERS AROUND  
£725,000**





## 9 NORTH AVENUE, ASHBOURNE, DE6 1EZ

A superb, traditionally styled four bedroomed detached property located within one of the most desirable streets in Ashbourne. Standing on a large plot with stunning open countryside views to the rear yet conveniently positioned within walking distance of the town centre.

The property has gas central heating, upvc double glazing and briefly comprises entrance hall, sitting room, open plan dining kitchen and living area with bi-fold doors opening onto the rear garden, study, cloakroom and utility room to the ground floor. On the first floor there are four well proportioned bedrooms, the master suite includes ensuite and dressing room, along with a family bathroom.

The property is approached over a tarmac driveway providing ample parking and turning space and leading to the integral garage. There is a large lawned garden with extensive paved patio across the rear of the property taking advantage of the far-reaching views.

**VIEWING HIGHLY RECOMMENDED**

**NO UPWARD CHAIN**

### ACCOMMODATION

A front entrance door with full height upvc double glazed flanking windows opens into the

**Entrance Porch** with tiled floor and partially glazed door opening into the

**Entrance Hall** with staircase leading to the first floor, understairs storage cupboard, modern vertical radiator and door leading into the sitting room. The entrance hall opens to the

**Inner Hall** with in-built cupboard housing the central heating boiler and hot water cylinder. Further storage cupboard and doors lead to the kitchen, utility room, cloakroom, study and garage.

**Sitting Room** 4.32m x 4.25m (14'2" x 13'11") with coved ceiling, front aspect upvc double glazed window, modern vertical radiator, modern fireplace with inset electric fire and glazed double doors opening into the

### Open Plan Dining Kitchen with Living Area

**Living/Dining Area** 5.89m x 3.90m (19'4" x 12'9") with modern vertical radiator, wood burning stove and upvc double glazed bi-fold doors opening onto the garden.

**Kitchen Area** 4.17m x 2.89m (13'8" x 9'6") comprising a modern range of wall and base units and drawers with integrated dishwasher, two electric ovens, microwave and Lamona induction hob with stainless steel extractor hood above. Granite work surface and breakfast bar with upstands and inset one and a half bowl stainless steel sink unit. Space for American style fridge/freezer, recessed

ceiling spotlighting and rear aspect upvc double glazed window.

**Utility Room** 3.08m x 2.34m (10'1" x 7'8") comprising a range of wall and base units, work surface with inset stainless steel sink and drainer unit, plumbing for washing machine and space for appliances. Access to the roof space. Tiled flooring, modern vertical radiator and upvc double glazed rear entrance door.

**Cloakroom** comprising low flush wc, wash hand basin with vanity unit below, radiator and side aspect upvc double glazed window.

**Study** 1.87m x 1.36m (6'2" x 4'5") with side aspect upvc double glazed window.

**First Floor Landing** with access to the roof space, front aspect upvc double glazed window, coved ceiling and radiator. Doors lead to the bedrooms and family bathroom.

**Master Bedroom Suite** overall measurements including the en-suite shower room and dressing room 6.19m x 3.89m (20'4" x 12'9"). The bedroom comprises two in built double wardrobes with cupboards above. Radiator and upvc double glazed window overlooking the gardens and enjoying far reaching views of the surrounding countryside.

**Dressing Room** comprising hanging rails and shelving.

**En-Suite Shower Room** comprising a walk-in double shower cubicle with mains control shower over. Low flush wc, wash hand basin with vanity unit below. Recessed ceiling spotlighting. Upvc double glazed side aspect window, radiator and tiled flooring.

**Bedroom Two** 3.95m x 3.32m (12'11" x 10'11") measured up to the wardrobes. Having fitted wardrobes across one wall providing hanging and shelving with cupboards above. Front aspect upvc double glazed window and radiator.

**Bedroom Three** 3.13m x 3.28m (10'3" x 10'9") with coved ceiling, radiator and rear aspect upvc double glazed window again with views over the garden and countryside beyond.

**Bedroom Four** 2.59m x 3.14m (8'6" x 10'4") measured up to the wardrobes. Comprising fitted wardrobes across one wall providing hanging and shelving space. Radiator and front aspect upvc double glazed window.

**Family Bathroom** 2.50m x 1.87m (8'3" x 6'2") comprising bath with mains control shower over, tiled surround and glazed shower screen. Low flush wc, wash hand basin with vanity unit and fitted cupboards. Radiator and rear aspect upvc double glazed window.

#### **OUTSIDE**

The property is approached over a tarmacadam driveway providing ample parking and turning space and leading to the

**Integral Garage** 5.57m x 3.05m (18'3" x 10') with roller shutter door, light and power.

There is a well-stocked fore-garden with a variety of shrubs and trees.

Gated access leads to the rear where there is an extensive lawned garden with well stock borders and full width paved patio across the rear of the property taking advantage of the far-reaching views.

#### **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. 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 freehold but interested parties should verify this position with their solicitors.

#### **COUNCIL TAX**

For Council Tax purposes the property is in band F.

#### **EPC RATING C**

#### **VIEWING**

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

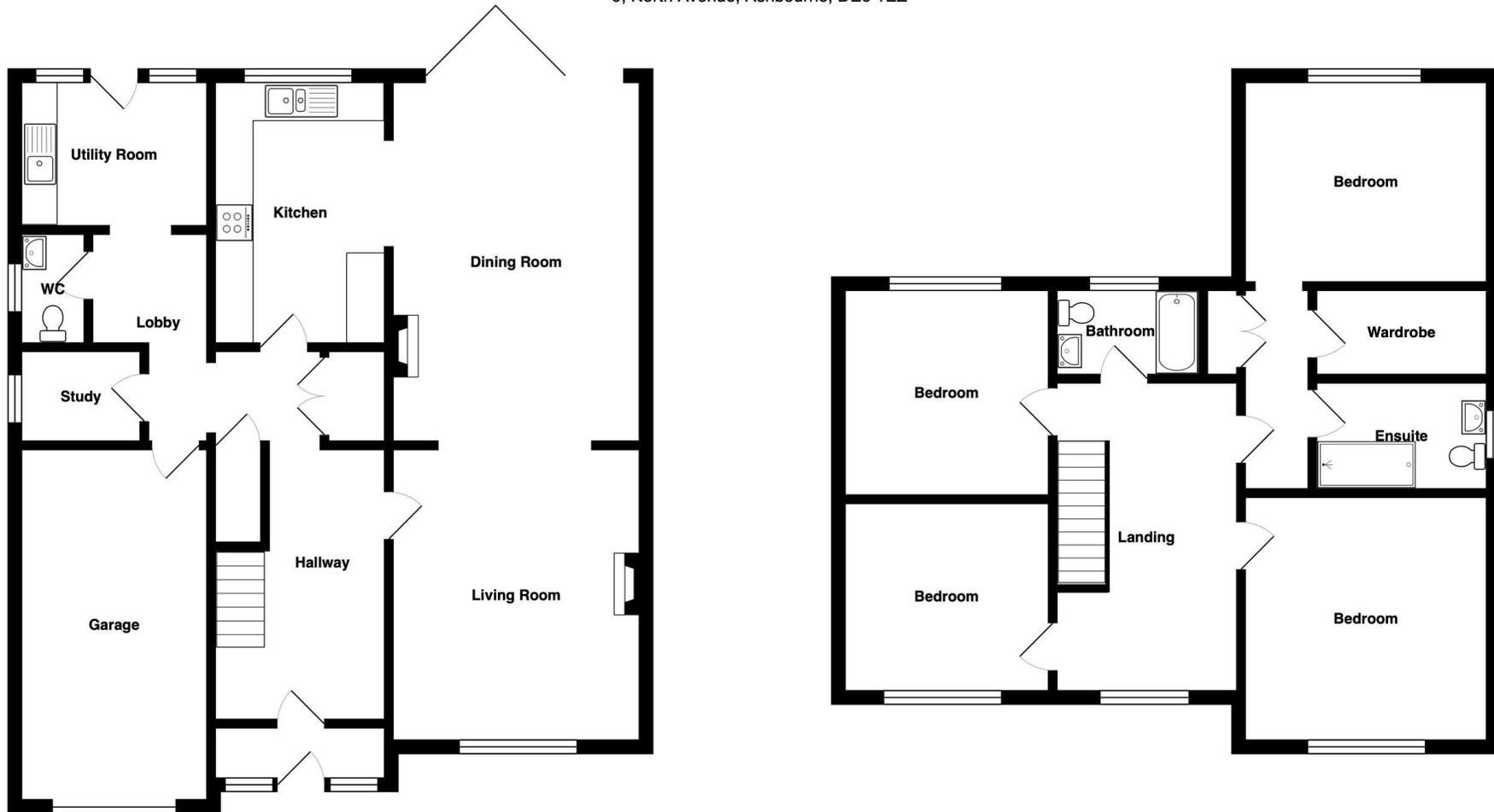








9, North Avenue, Ashbourne, DE6 1EZ



Total Area: 195.5 m<sup>2</sup> ... 2104 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Independent Estate Agents, Surveyors, Valuers & Auctioneers

*Distinctive Homes for Discerning Purchasers*

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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.*

