



**88 THE GREEN ROAD
ASHBOURNE
DE6 1EE**

PRICE: £460,000





88 THE GREEN ROAD, ASHBOURNE, DE6 1EE

A traditional three bedroomed detached property standing on a large plot occupying a much sought after location enjoying open views to the rear yet being within walking distance of Ashbourne town centre.

Offering well-proportioned accommodation the property provides considerable scope for alteration and adaptation to a new purchasers taste or with its substantial rear garden the property could be enhanced by extending the accommodation to create a four/five bedroomed property, subject to receiving the necessary planning permissions.

The property has gas central heating, upvc double glazing and currently comprises entrance hall, sitting room, dining room, kitchen, utility room and cloakroom to the ground floor. There are three generously proportioned bedrooms at first floor level along with family bathroom and a shower room.

Externally there is a driveway at the front of the property providing ample parking and turning space along with a small garage, ideal for storage and housing of motorbikes and bicycles. At the rear there is a large lawned garden backing onto the school playing fields with views beyond of the surrounding countryside.

INTERNAL VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE

ACCOMMODATION

A upvc double glazed front entrance door opens into the

Entrance Hall with staircase leading to the first floor, understairs storage cupboard, radiator and doors lead to the sitting room, dining room, kitchen and utility room.

Sitting Room 6.88m x 3.50m (22'7" x 11'6"). This room has been extended and has dual aspect upvc double glazed windows, the rear overlooking the garden with views of the surrounding countryside. There is a radiator and tiled fireplace with inset gas fire.

Dining Room 4.38m x 2.95m (14'5" x 9'8") with radiator, gas fire (which has been disconnected) and rear aspect upvc double glazed bay window overlooking the garden.

Kitchen 3.87m x 2.70m (12'8" x 8'10") comprising a range of wall and base units and drawers, work surface with inset stainless steel sink and drainer unit and tiled splashbacks. Space for a cooker with gas cooker point and space for a refrigerator. Recessed ceiling spot lighting, rear aspect upvc double glazed window, radiator, tiled flooring and upvc double glazed side entrance door.

Utility Room 2.40m x 2.02m (7'10" x 6'8") with tiled flooring, side aspect upvc double glazed window, plumbing for a washing machine, appliance space, built in cupboard housing the Vaillant gas central heating boiler and a radiator. An opening leads into the

Cloakroom with low flush wc, wash hand basin, tiled splashback and side aspect upvc double glazed window.

First Floor Galleried Landing with front aspect upvc double glazed window and radiator. Doors lead to the bedrooms, bathroom and shower room.

Bedroom One 4.54m x 3.50m (14'11" x 11'6") with dual aspect upvc double glazed windows and radiator.

Bedroom Two 3.92m x 2.70m (12'10" x 8'10") with rear aspect upvc double glazed window and radiator.

Bedroom Three 3.03m x 2.52m (9'11" x 8'3") with front aspect upvc double glazed window and radiator.

Family Bathroom 2.95m x 2.58m (9'8" x 8'6") comprising bath with shower attachment to the taps, pedestal wash hand basin, low flush w.c.. Radiator, rear aspect upvc double glazed window and in-built cylinder cupboard.

Shower Room comprising shower cubicle with mains control shower, wash hand basin, low flush wc, extractor fan and access to the roof space.

OUTSIDE

The property stands back from the road behind a driveway extending across the front of the property and providing ample hardstanding and turning space. There is an attached small **Garage** measuring 3.02m x 2.52m (9'11" x 8'3") with up and over door, light and power. PS. A section of the garage has been used to create the utility room.

At the rear of the property there is a large lawned garden with patio terrace across the rear of the property. The garden adjoins and overlooks school playing fields with views of the countryside beyond.

SERVICES

It is understood that all mains services are connected.

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 E.

EPC RATING D

VIEWING

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

Ref FTA2813





88, The Green Road, Ashbourne, DE6 1EE



Total Area: 133.4 m² ... 1435 ft²

All measurements are approximate and for display purposes only



Independent Estate Agents, Surveyors, Valuers & Auctioneers

Distinctive Homes for Discerning Purchasers

11 Church Street, Ashbourne, Derbyshire, DE6 1AE

Telephone 01335 346246

also at

MATLOCK 01629 580228

www.fidler-taylor.co.uk

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.

