



**58 LOWER PINGLE ROAD
ASHBOURNE
DE6 1TE**

PRICE: £520,000





58 LOWER PINGLE ROAD, ASHBOURNE, DE6 1TE

Occupying an enviable position at the end of a private cul-de-sac, this well designed and presented detached property offers spacious four bedroom accommodation ideal for family living, working from home and entertaining.

The property has gas fired central heating, upvc double glazing and solar panels with battery storage. Internally the accommodation comprises of a reception hallway, cloakroom, sitting room, office/family room, modern open plan dining kitchen and living area, along with utility room to the ground floor. On the first floor there is a master bedroom with fitted wardrobes and en-suite shower room, bedroom two with en-suite shower room, two further bedrooms and a spacious family bathroom with bath and separate shower cubicle.

Externally there is a double driveway providing parking and access to the detached double garage along with landscaped rear garden.

INTERNAL VIEWING HIGHLY RECOMMENDED

NO UPWARD CHAIN

ACCOMMODATION

An open fronted storm porch with composite front entrance door and double glazed side screen windows opens into the;

Entrance Hall with radiator, staircase leading to first floor and understairs storage cupboard. Doors lead to the office/family room, sitting room, dining kitchen and;

Cloakroom comprising a low flush wc, wash hand basin with tiled splashback and heated towel rail.

Office/Family Room 3m x 2.37m (9'10" x 7'9") with front aspect upvc double glazed window and radiator.

Sitting Room 5.10m x 3.54m (16'9" x 11'7") with front and side aspect upvc double glazed window and two radiators.

Living/Dining Kitchen 9.40m x 3.88m (30'10" x 12'9") overall measurements. Comprising a modern range of kitchen units with wall and base cupboards and drawers. Integrated appliances including fridge freezer, dishwasher, Zanussi double oven and five ring gas hob with stainless steel extractor hood above. Granite work surfaces and upstands incorporating breakfast bar and inset one and a half bowl stainless steel sink unit. Recessed ceiling spotighting, two radiators, two rear aspect upvc double glazed window and upvc double glazed French doors open onto the rear garden. A door leads into the

Utility Room 1.80m x 1.72m (5'11" x 5'8") comprising base unit with work surface over, stainless steel sink and drainer unit and wall cupboard housing the Valiant gas central heating boiler. Space for two appliances with plumbing for washing machine. Radiator and partially double glazed side entrance door.

First Floor Galleried Landing with front aspect upvc double glazed window enjoying views over the rooftops. Access to the roof space, radiator, in built cylinder cupboard and doors lead to the bedrooms and bathroom.

Bedroom One 3.99m x 3.59m (13'1" x 11'9") measured up to the wardrobes. Having a rear aspect upvc double glazed window, radiator and fitted triple wardrobe with sliding mirrored doors. A door leads into the

En-Suite Shower Room 2.01m x 1.80m (6'7" x 5'11") overall measurements. Comprising a double shower cubicle with mains control shower, pedestal wash hand basin and low flush wc. Tiling to half height, tiled flooring, heated towel rail, shaver point and rear aspect upvc double glazed window.

Bedroom Two 3.60m x 3.62m max and 2.73m min (11'10" x 11'11" max and 8'11" min). Having front aspect upvc double glazed window and radiator. A door leads into the

En Suite Shower Room 2.32m x 1.40m (7'7" x 4'7") overall measurements. Comprising shower cubicle with mains control shower, pedestal wash hand basin and low flush wc. Tiling to half height, tiled flooring, heated towel rail and side aspect upvc double glazed window.

Bedroom Three 3.10m x 2.94m (10'2" x 9'8") with front aspect upvc double glazed window and radiator.

Bedroom Four 2.95m x 4.46m max and 3.84m min (9'8" x 14'8" max and 12'7" min). Having rear aspect upvc double glazed window and radiator.

Family Bathroom 3.08m x 2.23m (10'1" x 7'4") comprising a double shower cubicle with mains control shower, bath with mixer tap, pedestal wash hand basin and low flush wc. Tiling to half height, tiled flooring, heated towel rail, shaver point and side aspect upvc double glazed window.

OUTSIDE

The property is located at the end of the cul de sac and approached over a tarmacadam driveway providing parking and leading to the

Double Garage 5.31m x 5.27m (17'5" x 17'3") with two up and over doors, light and power.

There is an enclosed rear garden with paved patio across the rear of the property with three steps up to a lawned garden with well stocked borders, fruit trees and further patio seating area.

SERVICES

It is understood that all mains services are connected. Solar panels with battery storage.

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.

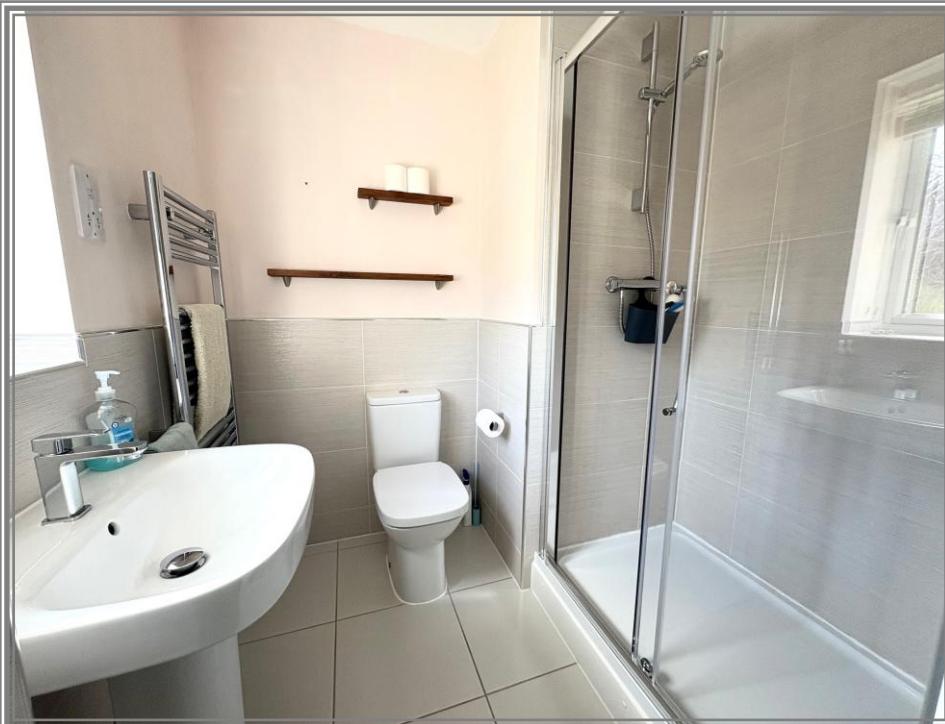
EPC RATING A

VIEWING

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

Ref FTA2785



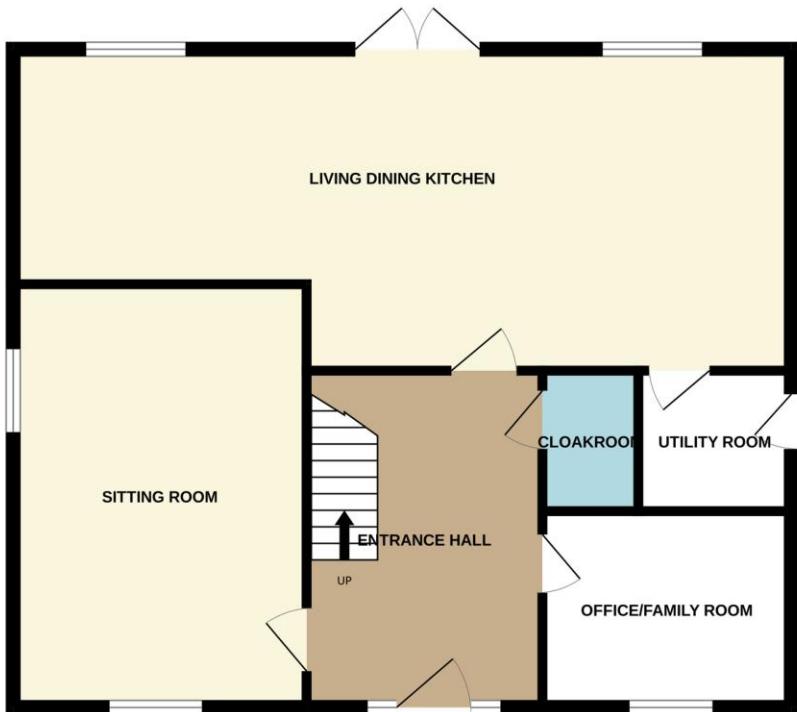




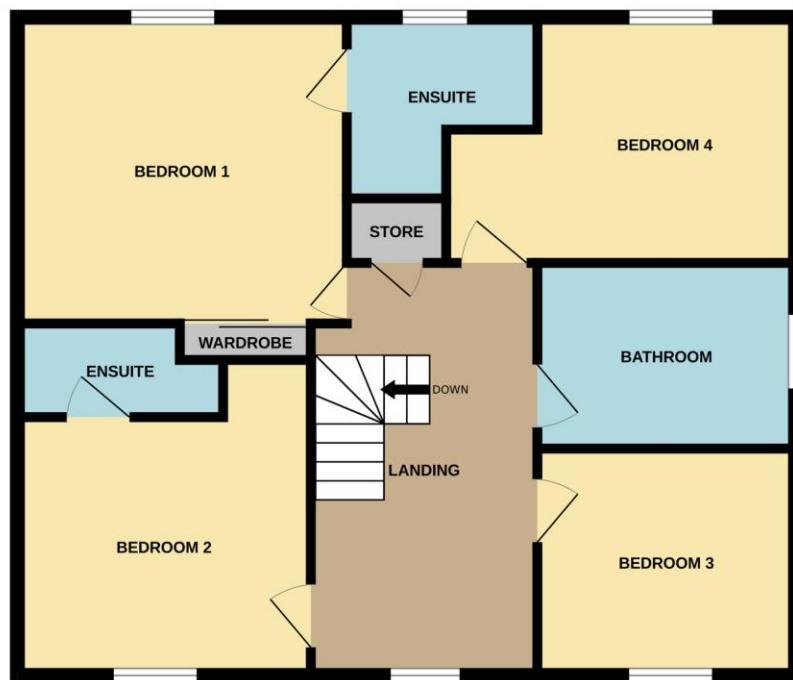




GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA : 1609 sq.ft. (149.5 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.

