FIDLERTAYLOR



FELLSIDE
GREEN LANE
CLIFTON
DE6 2DZ

PRICE: OFFERS AROUND £550,000

















FELLSIDE, GREEN LANE, CLIFTON, ASHBOURNE, DE6 2DZ

An individual detached family home built in the early 1980's for the current owners, the property offers generously proportioned five bedroomed accommodation along with family bathroom and en-suite shower room, situated on the edge of the sought after village of Clifton, conveniently located for The Waterside Retail Park and Ashbourne town centre.

Approached over a block paved driveway providing ample parking and turning space along with access to the integral garage. There is also a delightful rear garden.

Originally built as a four bedroomed house, the property was adapted to accommodate a dependent relative which involved converting the garage into a living room, the utility room into a kitchen and included an ensuite bedroom extension over the garage to provide a self contained annex. The living room has been converted back into a garage but the other accommodation remains and is now used as a five bedroomed home.

The property has upvc double glazing and gas central heating.

VIEWING HIGHLY RECOMMENDED

ACCOMMODATION
A UPVC double-glazed front entrance door opens into the

Entrance Porch with side aspect UPVC double-glazed window and door opening into the

Entrance Hall with radiator, staircase leading to the first floor and doors lead to the cloakroom, home office, sitting room and kitchen.

Home Office 3.60m x 2.29m (11'9" x 7'6") with front aspect UPVC double-glazed window and radiator.

Cloakroom comprising low-flush wc, wash-hand basin with vanity unit below, fully tiled walls and in-built cupboard under the stairs.

Sitting Room 4.61m x 2.94m (15'1" x 9'7") with front aspect UPVC double-glazed window, radiator and modern fireplace with Dimplex electric log effect fire. A wide archway opens into the

Dining Room 3.94m x 3.06m (12'11" x 10') with radiator, door opening into the kitchen and UPVC double-glazed French doors opening into the conservatory.

Conservatory 2.67m x 2.32m (8'9" x 7'7") with tiled floor, UPVC double-glazed windows and French doors opening onto the garden.

Breakfast Kitchen 3.62m x 3.60m min and 4.94m max (11'10" x 11'9" min and 16'2" max) Comprising a modern range of wall and base units and drawers with integrated NEFF electric oven, NEFF four ring induction hob with extractor hood above, large integrated fridge along with space for a tall freezer. Polished stone worksurfaces and upstands with one and a half bowl sink and drainer unit, rear aspect UPVC double-glazed window, tiled floor, radiator, door leading into the utility room and there is a UPVC double-glazed rear entrance door.

Utility Room 2.16m x 1.96m (7'1" x 6'5") comprising a range of wall and base units, work surface with inset stainless steel sink and drainer unit, space and plumbing for a washing machine and tumble dryer, four ring electric hob with extractor hood above, tiled splashback, rear aspect UPVC double-glazed window, tiled flooring and a door leads into the garage.

First Floor Landing with access to the roof space, in-built airing cupboard/linen store and doors lead to the bedrooms and bathroom.

Bedroom One 3.67m x 2.90m (12' x 9'6") measured up to the fitted wardrobes. With front aspect UPVC double-glazed window, radiator and fitted wardrobes with sliding doors, across one wall providing hanging and shelving space.

Bedroom Two 5.16m x 3.13m (16'11" x 10'3") with front aspect UPVC double-glazed window, two radiators, in-built wardrobe with hanging rail and shelf. A door leads to the

Ensuite Shower Room comprising a shower cubicle with mains control shower, low-flush wc and pedestal wash-hand basin with tiled splashback. Rear aspect UPVC double-glazed window and Dimplex wall-mounted heater.

Bedroom Three 4.04m x 2.76m (13'3" x 12'4") with rear aspect UPVC double-glazed window, radiator and two built-in double wardrobes.

Bedroom Four 3.03m x 2.92m (9'11" x 9'7") with rear aspect UPVC double-glazed window, radiator and in-built double wardrobe.

Bedroom Five 3.60m x 2.13m (10' x 6'11") with front aspect UPVC double-glazed window and radiator.

Family Bathroom 3.00m x 1.77m (9'10" x 5'9") comprising a bath with shower attachment to the taps, shower cubicle with mains control shower, wash-hand basin with vanity unit below, low-flush wc, fully tiled walls and flooring, rear aspect UPVC double-glazed window and heated towel rail.

OUTSIDE
The property is approached over a block paved driveway providing ample parking and turning space along with access to the

Integral Garage 5.72m x 3.13m (18'9" x 10'3") with up and over door, radiator, light and power.

There is a block paved seating area with rockery, shrubs, trees and an ornamental pond.

At the rear of the property, there are paved patio seating areas, two areas of lawn with well-stocked border and raised beds. There is also a timber shed and greenhouse.

N.B. Prospective purchasers should be aware that the land to the rear of the property currently benefits from a residential planning consent.

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 E.

EPC RATING TBC

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

WHAT3WORDS
impact.impeached.hops

Ref FTA2887



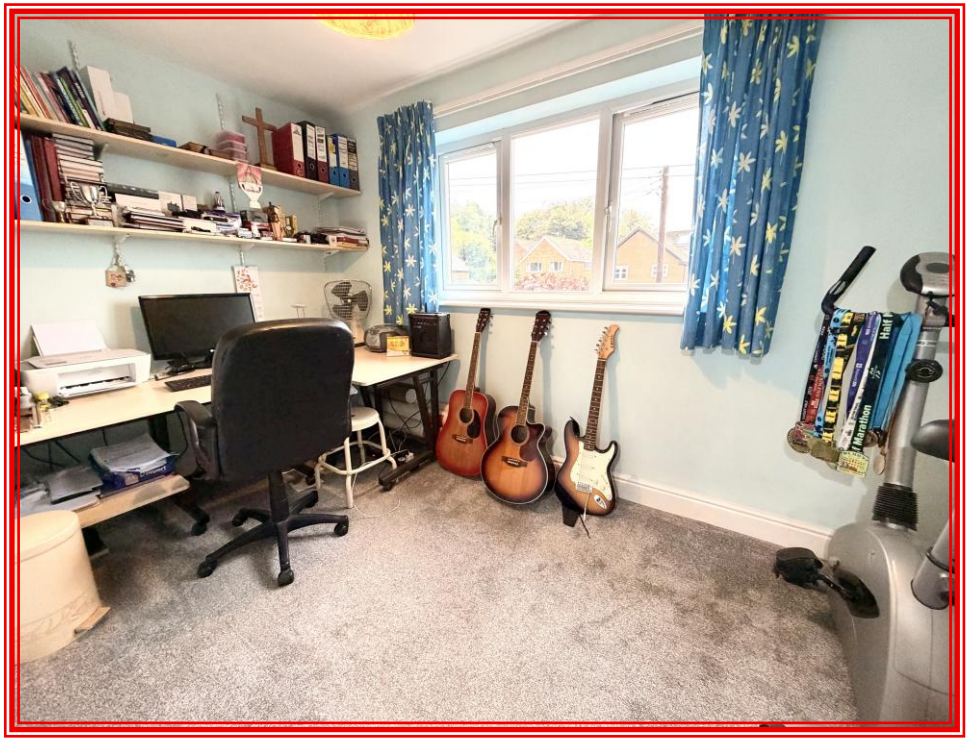










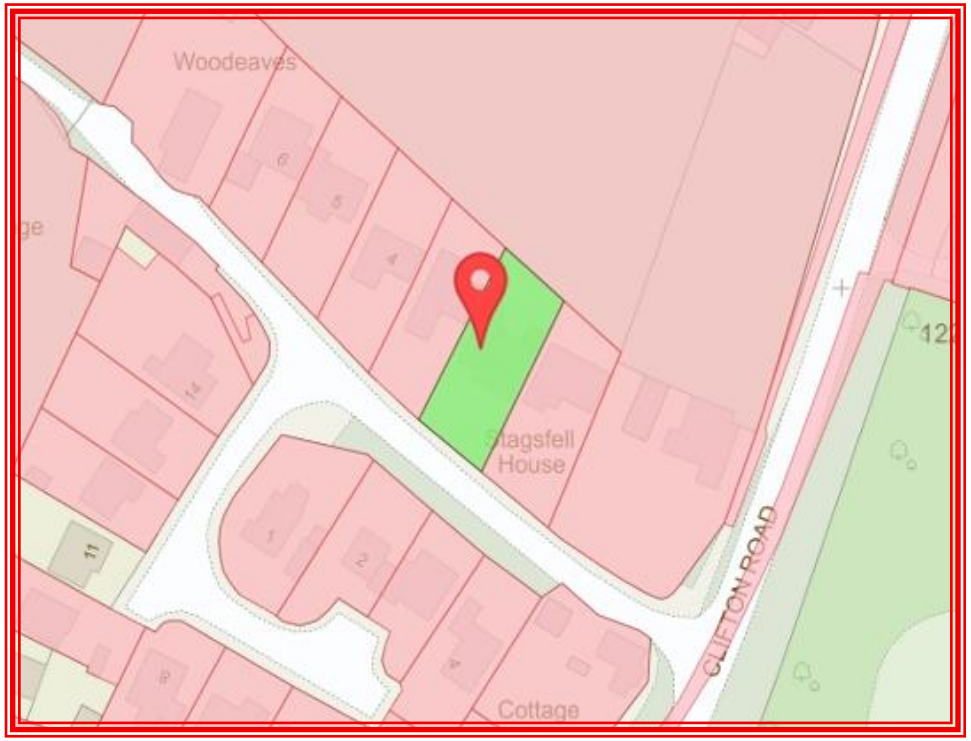











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RICS

The Property Ombudsman