



FIDLER TAYLOR



ADDRESS

**FAIRVIEW COTTAGE, 1 GALLOWSTREE LANE, MAYFIELD, DERBYSHIRE,
DE6 2HJ**

PRICE: £199,500



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ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION

A delightful period end terraced cottage of mellow brick and slate construction which now offers very well appointed and beautifully presented two bedroom accommodation. Being ideal for occupation by the discerning first time buyer or professional couple the cottage has been improved to a high standard throughout and would also make an excellent investment opportunity, holiday let or weekend retreat.

Being gas centrally heated and double glazed throughout the property enjoys a delightful village location with open rear aspect and readily placed for local facilities as well as accessible to Ashbourne.

An early internal viewing is essential.

ACCOMMODATION

UPVC panelled front door leads to

Front Sitting Room 4.4m x 3.02m (14'5" x 9'11") double panel central heating radiator and UPVC sealed unit double-glazed window to the front. Recessed fireplace with quarry tiled hearth and fitted cast-iron log burner stove with heavy timber mantel over and inbuilt double opening cupboard to one side. Dado panelled walls and wide square beamed opening to

Spacious & comprehensively fitted Dining Kitchen 4.57m x 4m (15' x 13'1") overall. The dining area features a large double-opening shelved housekeepers' cupboard with double-opening cupboard beneath. There is a cooker recess having fitted Ultima Hotpoint cooker with electric double oven and four burner gas hob over. Ceramic tiled splashbacks and extractor hood above. There is a double-panel central heating radiator. The kitchen area is very well fitted with a good range of units providing base cupboards and wall cupboards, matching drawer bank, upper worksurfaces with appliance space beneath and ceramic tiled splashbacks, inset glazed ceramic sink with mixer tap.

Useful understairs storage cupboard and door to staircase off to first floor level.

From the Kitchen a half-glazed door leads to

Rear Conservatory 3.47m x 1.9m (11'2" x 6'3") with UPVC sealed unit double-glazed door to the exterior rear and wide flanking matching windows, wall mounted Ideal Logic gas fired boiler for domestic hot water and central heating, fitted worktop with appliance space beneath having plumbing for both dishwasher and automatic washing machine.

Ground Floor Guest Cloakroom having low flush wc and wall mounted wash-hand basin, single panel central heating radiator. There is a most useful flanking inbuilt walk-in store.



Staircase to first floor landing

Bedroom One (front double) 4.4m x 3m (14'5" x 9'10") with UPVC sealed unit double-glazed window to the front with views over the rooftops to the countryside beyond. Double panel central heating radiator with shelf over.



Bedroom Two (rear) 4.5m x 2.14m (14'9" x 7') with UPVC sealed unit double-glazed window enjoying an open rural aspect. Central heating radiator with shelf over.



Bathroom having quality contemporary appointments in white, comprising a panelled bath with full height ceramic tiling over, mixer tap and shower handset and glazed shower screen door. Wash hand basin set into vanity unit with drawer and double opening cupboard, tiled splashback, low-flush wc, UPVC sealed unit double-glazed window, towel rail radiator.



OUTSIDE

The property stands behind a wide Tarmacadam driveway which provides useful car standing space and leads to gravelled garden area.

In addition, the property has access to and the use of an enclosed area of primarily lawned garden, although this is not within the ownership of the house.

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. Interested parties should note however, that certain items of furniture and furnishings and some appliances, may be available subject to separate negotiation. 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 B

EPC RATING C

VIEWING

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

WHAT3WORDS bonds.static.hogs

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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.