



**17 STANTON ROAD,
ASHBOURNE,
DE6 1SH
PRICE: OFFERS AROUND £365,000**

DESCRIPTION

A value for money four bedroom detached property offering good sized accommodation in a convenient and popular location.

Having benefited from a superb rear extension to provide a delightful sun lounge or garden room together with conversion works at first floor level to form a large additional bedroom, the property is considered ideal for occupation by the growing family.

Being gas centrally heated and double glazed there is an entrance hall with cloaks/wc off, front sitting room, separate dining room, sun lounge, fitted kitchen, utility room, four bedrooms and bathroom. Outside large front garden with double width driveway parking leading to integral garage, south west facing rear garden.

ACCOMMODATION

A UPVC leaded, sealed unit double-glazed front door leads to

Reception Hall having laminate floor, central heating radiator and staircase off to first floor level. Useful understairs storage cupboard with coat pegs.

Guest Cloakroom having fitments in cream, comprising low-flush wc and wall mounted wash-hand basin with tiled splashback. UPVC sealed unit double-glazed small pane window, single panel central heating radiator.

Front Sitting Room 4.49m (plus deep box bay to the front) x 3.67m (14'9" x 12') having cornice ceiling, UPVC sealed unit double-glazed square bay window and single panel central heating radiators. Polished marble fireplace with carved mahogany Adam style surround and fitted with a decorative fuel effect gas fire. Hard wooden glazed connecting door to entrance hall and wide square opening to

Dining Room 3.41m x 2.65m (11'2" x 8'8") with cornice ceiling, single panel central heating radiator and wide, square opening to

Superb Sun Lounge or Garden Room extension 5m average x 2.63m (16'5" x 8'7") having inset ceiling spotlights, large UPVC sealed unit double-glazed window to the end wall and UPVC sealed unit double-glazed, double opening, French doors with matching side screens, to the rear garden.

Kitchen having ceramic tiled floor and a comprehensive range of fitted units, comprising base cupboards and wall cupboards, with ample round edge work surfaces and inset 1.5 bowl single drainer sink unit with mixer tap. Oven housing with integrated Indesit double oven, cupboards above and below, Indesit four burner gas hob. Ceramic tile splash backs. Connecting door to hall and panelled door to

Utility Room 2.66m x 1.62m (8'8" x 5'4") with door to exterior side UPVC small pane glazed sealed unit double-glazed window overlooking the rear garden and wall mounted gas-fired central heating boiler. Fitted single drainer stainless steel sink unit with mixer tap and double cupboards beneath, flanking round edge work surfaces with appliance space beneath, having plumbing for automatic washing machine and dishwasher provision for tumble dryer. A pedestrian access door to garage.

Staircase to first floor

Galleried landing with inbuilt cylinder and air cupboard, insulated copper hot water cylinder with fitted emersion heater and fitted slatted shelves.



Bedroom One (front double) 3.82m x 3.68m (12'6" x 12'1") with single panel central heating radiator, UPVC sealed unit double-glazed small pane window to the front.

Bedroom Two 5.96m x 2.63m (19'6" x 8'7") a double aspect room with UPVC sealed unit double-glazed windows to both front and rear, two single panel central heating radiators.

Bedroom Three 4.23m x 2.94m (14'2" x 9'7") with UPVC sealed unit double-glazed window, single panel central heating radiator.

Bedroom Four (rear) 2.8m x 2.35m (9'2" x 7'8") with laminate floor, single panel central heating radiator, small pane sealed unit double-glazed window.

Shower Room having been refitted with contemporary fittings in white comprising quadrant shower cubicle with electric shower control, pedestal wash-hand basin, low-flush wc, fully ceramic tiled walls, chrome towel rail radiator and a small paned sealed unit double-glazed window. Useful over stairs storage or linen cupboard with slatted shelving.

OUTSIDE

The property occupies a good-sized corner plot and stands behind a primarily lawned garden which extends by way of a shrub and evergreen border to the side of the house.

There is a double width tarmac driveway providing useful car standing space and leading to the

Integral Garage 4m x 2.7m (13'1" x 8'10") with automatic roller shutter door, electric light and power supply and pedestrian access door to the **Utility Room**.

To the side of the garage, there is a gated pedestrian paved side access providing bin storage area and leading to the rear of the property, there is a most pleasant primarily lawned garden with gravel terrace, with useful timber **Summer House** and store.

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 D

EPC RATING D

VIEWING

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

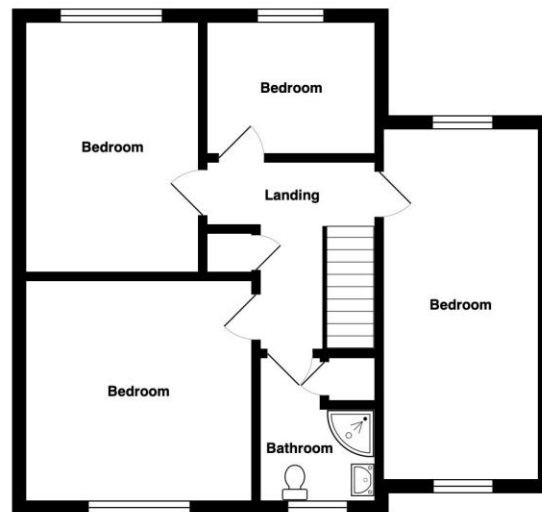
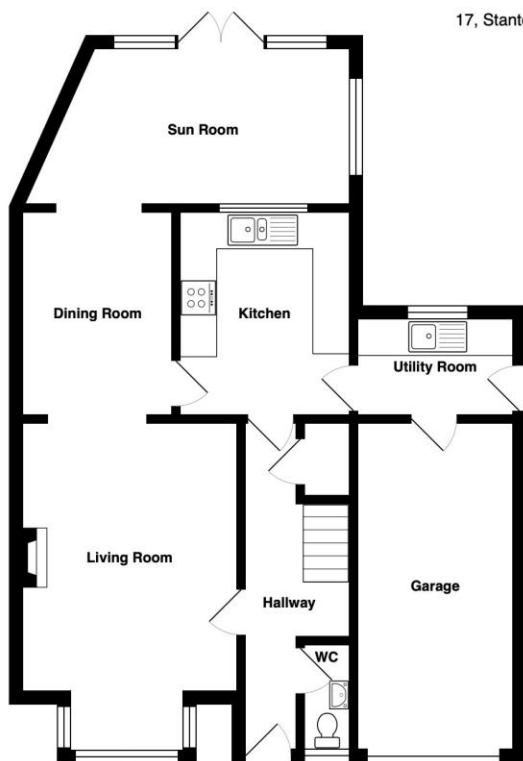
WHAT3WORDS besotted.spreading.topics

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17, Stanton Road, Ashbourne, DE6 1SH



Total Area: 145.1 m² ... 1562 ft²

All measurements are approximate and for display purposes only

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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.