



### ADDRESS

**10 Cross Side, Clifton, Ashbourne, DE6 2GJ**

**PRICE: Offers Around £310,000**



**ASHBOURNE:** 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk  
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**ESTATE AGENTS   CHARTERED SURVEYORS   AUCTIONEERS**

## DESCRIPTION

Enjoying extensive countryside views to the rear towards Thorpe Cloud and Dovedale, this traditionally styled and constructed, extended, semi-detached property offers good-sized three bedroomed accommodation and is situated on the edge of the ever popular village of Clifton, within easy reach of village facilities (primary school, church, pub, recreation ground, village hall etc.) as well as being convenient for ready access to Ashbourne.

Currently providing three Reception rooms, extended fitted Breakfast Kitchen, three Bedrooms and contemporary Bathroom, the house has off-road parking and most pleasant gardens.

Considered ideal for occupation by the growing family, an early internal inspection is most enthusiastically encouraged.

## ACCOMMODATION

A UPVC sealed unit double-glazed leaded front door with flanking double-glazed side screens, leads to

**Entrance Porch** with black and white tiled floor and stripped pine panelled door to

**Reception Hall** having staircase off to first floor level with understairs storage space, single panel central heating radiator and lattice leaded sealed unit double-glazed side window.

**Front Reception Room** 2.94m (plus deep box bay) x 3.58m (9'7" x 11'9") with beamed ceiling, single panel central heating radiator and sealed unit double-glazed lattice leaded bay window, having fitted pine window seat with further flanking window. Feature recessed decorative fireplace with heavy pine mantel raised pine hearth. Wide square opening to

**Rear Reception Room** 4.39m x 3.57m (14'5" x 11'8") with beamed ceiling, single panel central heating radiator and brick fireplace with pine surround, flanking tv plinth with shelves and double-opening cupboard beneath. Provision for electric fire. UPVC sealed unit double-glazed lattice leaded window and two single panel central heating radiators.

**Breakfast Room or Study** 2.52m x 1.88m (8'3" x 6'2") with beamed ceiling, fitted pine bench settle with integrated storage, lattice leaded sealed unit double-glazed window and single panel central heating radiator. Arched opening to



**Extended Breakfast Kitchen** 5.43m x 3.64m (17'10" x 11'11") having stone tile effect vinyl floor, being fitted with a comprehensive range of good quality units in oak providing numerous base cupboards and wall cupboards and ample round edge worksurfaces extending to form a peninsular breakfast bar with ceramic tile splashbacks, inset single drainer stainless steel sink unit with pillar mixer tap, fitted SMEG four burner gas hob and stainless steel splashback and extractor hood, appliance space with plumbing for automatic washing machine, oven housing with Beko electric oven and combination microwave grill above, cupboards under and over integrated refrigerator and freezer. Inbuilt double-opening pine boiler cupboard housing the wall mounted gas-fired Vaillant boiler for domestic hot water and central heating, fitted shelf. UPVC sealed unit double-glazed window enjoying delightful open countryside views towards Dovedale.



#### **Staircase to first floor galleried landing**

**Bedroom One (rear double)** 4.3m x 3.08m (maximum) (14'1" x 10'1") with single panel central heating radiator and UPVC lattice leaded sealed unit double-glazed window enjoying far reaching countryside views.



**Bedroom Two (front)** 3.04m x 3.09m (9'11" x 10'2") with lattice leaded sealed unit double-glazed window, single panel central heating radiator.



**Bedroom Three (front)** 2.47m x 2.41m (8'1" x 7'11") plus deep door recess, with single panel central heating radiator, lattice leaded sealed unit double-glazed window and spacious over stairs inbuilt wardrobe cupboard.



**Bathroom** being of spacious proportions with contemporary three-piece suite in white, comprising free standing bath with pillar mixer tap and shower handset, low flush wc and wash-hand basin set onto vanity unit with cupboard beneath. Part ceramic tiled walls, towel rail radiator and inbuilt cylinder and airing cupboard housing the insulated copper hot water cylinder with fitted emersion heater and fitted slatted shelves. Sealed unit double-glazed window, inset ceiling spotlights.

#### **OUTSIDE**

The property occupies a good-sized plot in a pleasant cul-de-sac location and stands behind a primarily lawned front garden with raised rockery bed and planted borders. There is an adjacent block paved car standing space and flanking pathway to the front door.



The pathway continues along the side of the house, passed two useful timber garden sheds and leads to the rear with a private, enclosed garden which is laid primarily to lawn, again with planted rockery beds and borders featuring evergreen shrubs and flowers etc. Elevated patio terrace and further paved patio area with small Summer House.

#### SERVICES

It is understood that 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 C.

#### EPC RATING D

#### VIEWING

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

**WHAT3WORDS** wages.fabric.senior

Ref FTA2853



Total Area: 116.0 m<sup>2</sup> ... 1248 ft<sup>2</sup>  
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.