FIDLERTAYLOR







14 CEDAR CLOSE
ASHBOURNE, DE6 1FJ
PRICE: Offers around £260,000
UPTO £5000 CASH BACK INCENTIVE FOR FLOOR COVERINGS

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RICS

The Property Ombudsman

DESCRIPTION

Occupying a quiet end of cul de sac location in a popular residential area convenient for the shops and other facilities of Ashbourne this detached family home offers good sized three bedroom accommodation.

Benefitting from gas fired central heating and sealed unit double glazing throughout the accommodation which briefly comprises entrance hall, sitting room, well fitted dining kitchen, three bedrooms and bathroom has ample forecourt driveway parking with good sized garage and private enclosed rear garden.

Considered ideal for occupation by the growing family an early internal viewing is highly recommended.



ACCOMMODATION

A upvc sealed unit double glazed front door with leaded stained glazing leads to



Entrance Lobby having double panel central heating radiator, fitted coat pegs and staircase to the first floor level. Small pane glazed door and glazed screen to

Front Sitting Room 4.35m x 3.8m (14'3" x 12'6") with upvc sealed unit double glazed window to the front, oak effect laminate floor, sealed unit double glazed window and brick built fireplace with slate effect ceramic tiled hearth and fitted cast iron log burner stove. Wall light point, corniced ceiling and understairs storage cupboard.



Comprehensively Fitted Dining Kitchen 4.73m x 3.25m (15'6" x 10'8") overall measurements. Having ceramic tiled floor, corniced ceiling. From the dining area a upvc sealed unit double glazed door with matching flanking side screen leads to the private rear garden. There is a double panel central heating radiator. The kitchen area is very well fitted with a good range of base cupboards and wall cupboards in oak effect with ample round edge work surfaces having an inset single drainer 1.5 bowl stainless steel sink unit. Matching peninsular breakfast bar with cupboard beneath and a range of three glazed storage cupboards above. Appliance space with plumbing for automatic washing machine, gas cooker point. Brushed stainless steel extractor hood and ceramic tiled splashbacks. Wall mounted gas fired boiler for domestic hot water and central heating enclosed within matching cupboard. Upvc sealed unit double glazed window.



Staircase to First Floor Landing with upvc sealed unit double glazed window and in built over stairs storage or linen cupboard.

Bedroom One (rear double) 4.23m x 2.84m (13'10" x 9'4") with double panel central heating radiator, sealed unit double glazed window and in built double opening wardrobe with sliding mirrored doors, hanging rail and shelves.

Bedroom Two (front) 3.45m x 2.58m (11'4" x 8'6") with upvc sealed unit double glazed window to the front, single panel central heating radiator and in built double opening wardrobe.

Bedroom Three 2.4m x 2.12m (7'10" x 7') having upvc sealed unit double glazed window and double panel central heating radiator.

Bathroom having contemporary three piece suite in white comprising panelled bath with mixer tap and shower handset and also fitted electric over bath shower with glazed shower screen door. Low flush wc, wall hung wash hand basin. Fully tiled walls, ceramic tiled floor, towel rail radiator and fitted tall drawer and cupboard unit.

OUTSIDE
The property occupies a wide fronted plot and stands behind a raised gravelled border with double width tarmacadam car standing space and driveway with the driveway leading to the attached brick built garage with up and over door. Electric light and power supply and rear pedestrian door. The garage measures 5.1m x 2.6m (16'9" x 8'7") and houses the gas and electricity meters.

To the other side of the house a side pedestrian access leads to the good sized private, enclosed rear garden with outside cold water tap, paved patio terrace and deck area, gravelled beds and planted borders with evergreens, shrubs and trees etc.

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 C

EPC RATING C

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

Ref FTA2686









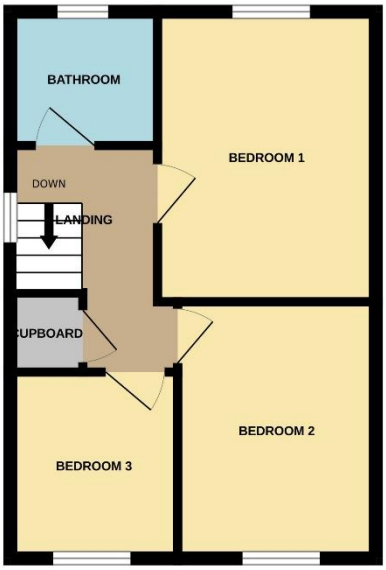




GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.

1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.





TOTAL FLOOR AREA : 859 sq.ft. (79.8 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.