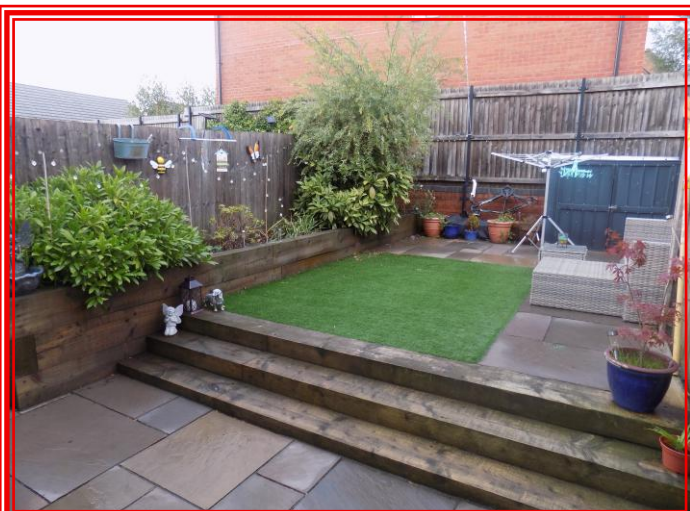




7 Barton Drive, Ashbourne, Derbyshire, DE6 1TN
PRICE: O/A £227,500

DESCRIPTION

Presenting an ideal opportunity for the discerning first time buyer or young professional couple this pleasantly appointed semi offers good sized two bedroom accommodation which is gas centrally heated and sealed unit double glazed throughout.

Situated on a popular residential development which is conveniently placed for the amenities of Ashbourne town centre as well as main transport routes to other employment centres, the house briefly comprises reception hall, cloaks/wc, fitted kitchen and pleasant sitting room, two double bedrooms and bathroom. Outside there is ample forecourt parking together with a private enclosed landscaped rear garden.

An internal inspection is highly recommended.

ACCOMMODATION

Canopy porch shelters the UPVC composite panelled front door to

Reception Hall having double panel central heating radiator, staircase off to first floor level and ground floor

Guest Cloakroom having fitments in white comprising low-flush wc and pedestal wash-hand basin. Single panel central heating radiator, complementary ceramic splashback tiling.

Sitting Room 4m x 4m (13'1" x 13'1") overall, with double panel central heating radiator, double opening UPVC sealed unit double-glazed French doors with matching side screens to the rear garden. Spacious and useful understairs storage cupboard.

Kitchen 3.2m x 1.77m (10'6" x 5'9") being well fitted with a comprehensive range of base cupboards and wall cupboards with matching drawer bank, ample worksurfaces with inset single drainer stainless steel sink unit with mixer tap, integrated appliances including dishwasher, electric oven with four burner ceramic hob over and cooker hood above, refrigerator and freezer. UPVC sealed unit double-glazed window to the front.

Staircase to first floor level with landing.

Bedroom One (front double) 3.9m x 2.56m (12'9" x 8'5") overall measurements (to include the inbuilt cupboard) with double panel central heating radiator and two UPVC sealed unit double-glazed windows to the front. Inbuilt double-opening mirror fronted wardrobe and useful spacious over stairs cupboard.

Bedroom Two (rear double) 3.9m x 2.53m (12'9" x 8'3") with two UPVC sealed unit double-glazed windows overlooking the rear garden and double panel central heating radiator.



Bathroom with three-piece suite in white comprising panelled bath with over bath mains-controlled shower, full height ceramic tiling and glazed shower screen door, low-flush wc, pedestal wash-hand basin. Part tiled walls, towel rail style radiator.

OUTSIDE

The property stands behind a Tarmacadam forecourt providing double width parking. A paved side access leads through to a pedestrian gate to the rear of the property where there is a very private and enclosed landscaped rear garden with Indian sandstone paved patio areas, raised planted bed with flowers, shrubs and evergreens and an area of artificial grass. Outside cold-water tap.

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 B

EPC RATING B

VIEWING

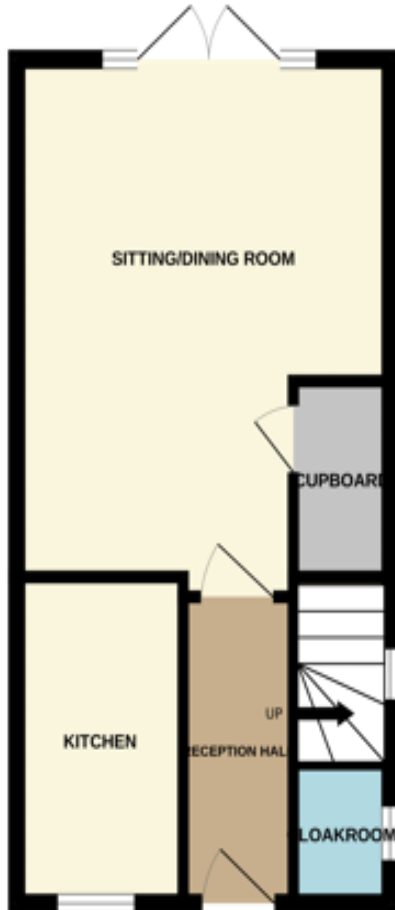
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

WHAT3WORDS royally.knees.arch

Ref FTA2874



GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 663 sq.ft. (61.6 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.
Made with letrogo 1/2025

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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.