FIDLERTAYLOR

HILLSIDE, GALLOWSTREE LANE, MAYFIELD, DE6 2HJ

PRICE: OFFERS AROUND £399,999

ASHBOURNE: 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne @fidler-taylor.co.uk

RICS

MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk

The Property Ombudsman

www.fidler-taylor.co.uk

ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION
Occupying a rural location, surrounded by open countryside with far reaching panoramic views, this individual detached property is situated in a very good-sized plot and offers spacious, flexible and adaptable, centrally heated accommodation.

Briefly comprising, Reception Hall, Sitting Room, Fitted Breakfast Kitchen, Conservatory, two ground floor Bedrooms and a luxury Shower Room, with further bedroom at first floor level, the property also has a useful Utility Room, large Garage and is set within landscaped, well-stocked garden grounds.

The house is likely to appeal to a wide range of potential purchasers including professional couples, families or those looking towards an active retirement, and therefore should be viewed by interested parties, without delay.

ACCOMMODATION
A upvc sealed unit double glazed front door leads to

Entrance Porch which is of brick construction with sealed unit double glazed units over and which shelters a small pane glazed door to

Spacious Reception Hall with inner hall off, double panel central heating radiator, corniced ceiling and in-built cloaks cupboard. Staircase off to first floor level.

Sitting Room 4.52m x 3.95m (14'10" x 12'11") having feature marble fireplace with decorative fuel effect gas fire and mahogany surround. Two double panel central heating radiators, sealed unit double glazed window, further window and sliding sealed unit double glazed patio door to

Rear Conservatory 4.3m x 2.42m (14'1" x 7'11") being brick based with upvc sealed unit double glazed super structure, terrazzo tiled floor and double opening doors to the rear garden. Extensive countryside views.

Fitted Dining Kitchen 4.06m x 3.8m (13'4" x 12'6") with sealed unit double glazed window to the front and a good range of fitted base cupboards and wall cupboards with ample round edge work surfaces, inset single drainer stainless steel sink unit. Integrated refrigerator, ceramic tiled splashbacks. In built shelved pantry cupboard. Door off to

Side Passageway with terrazzo tiled floor, external door to the front and rear

Utility Area 2.9m x 1.83m (9'6" x 6') with terrazzo tiled floor, fitted stainless steel sink unit and fitted worktops with tiled splashbacks and appliance space with plumbing for automatic washing machine and space for dishwasher. Single panel central heating radiator. Sealed unit double glazed door and flanking window to rear garden.

Ground Floor WC with low flush suite and fully tiled walls.

Ground Floor Bedroom One (front double) 3.7m x 3.03m (12'2" x 9'11") with sealed unit double glazed window overlooking the front garden and further matching side window. corniced ceiling, single panel central heating radiator.

Bedroom Two (rear) 3.8m x 2.9m (12'6" x 9'6") with sealed unit double glazed window and having fitted storage cupboards with work surface over. Sealed unit double glazed window with extensive views. Single panel central heating radiator.

Luxury Ground Floor Shower Room being of spacious proportions and recently refurbished to provide fully shower boarded walls and contemporary three-piece suite in white comprising large walk-in shower cubicle with glazed shower screen, electric shower control, wash hand basin set into vanity unit with cupboards under and wc. Sealed unit double glazed window. Double panel central heating radiator.

Staircase to First Floor Level

Landing 0.92m x 3.33m (3' x 10'11") (overall measurements and including the stairwell) with in-built eaves storage cupboards, sealed unit double-glazed UPVC window to the front and double panel central heating radiator.

First Floor Bedroom 4.45m x 3.31m (14'7" x 10'10") with sealed unit double-glazed picture window, having stunning far reaching views towards Ashbourne and beyond. Central heating radiator. Eaves storage cupboard.

OUTSIDE

The property occupies a spacious plot, that stands well back from Gallowstree Lane, behind a deep front garden which features a shaped lawn, with very well stocked shrub, flower and evergreen beds and borders.

There is a flanking driveway which leads to spacious car-standing and turning space and also to a most useful

Brick & Tile Garage/Workshop 6.3m x 2.62m (20'8" x 8'7") with up and over door, and having electric light and power connected. Pedestrian access door to the side passageway, UPVC sealed unit double-glazed window and cold-water tap.

A pedestrian access to each side of the property leads to a delightfully landscaped and maintained, spacious rear garden with paved patio terrace, shaped lawns, rockery and gravel beds and borders, with specimen trees and shrubs, fruit trees and vegetable plot. There is a useful garden shed and immediately to the rear of the garage, there is a brick-built boiler house, housing the gas fired boiler for domestic hot water and central heating.

The property is surrounded to one side and to the rear, by open agricultural land, over which it enjoys stunning views.

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.

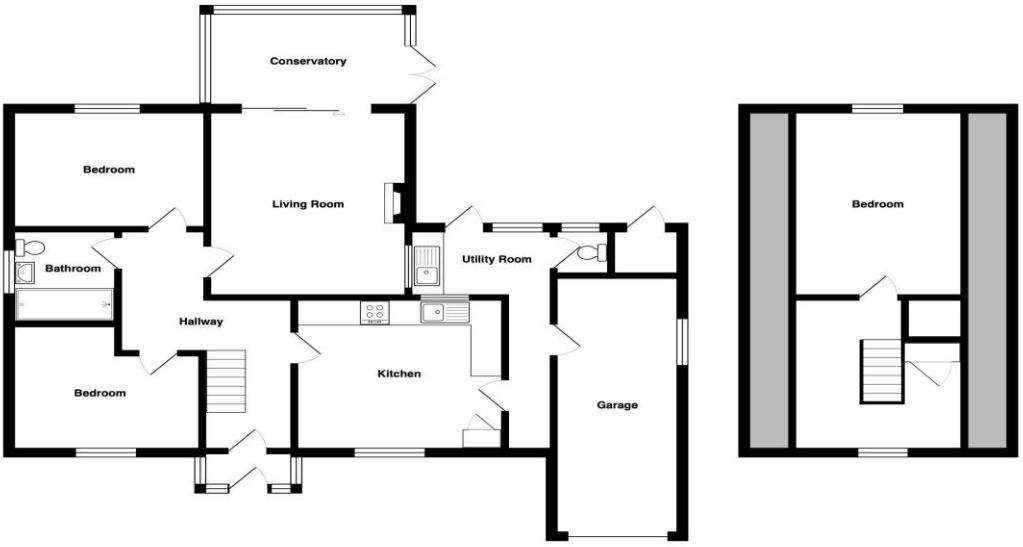
COUNCIL TAX
For Council Tax purposes the property is in band D

EPC RATING E

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

WHAT3WORDS – barrel.describe.scubber

Ref FTA2760



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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.