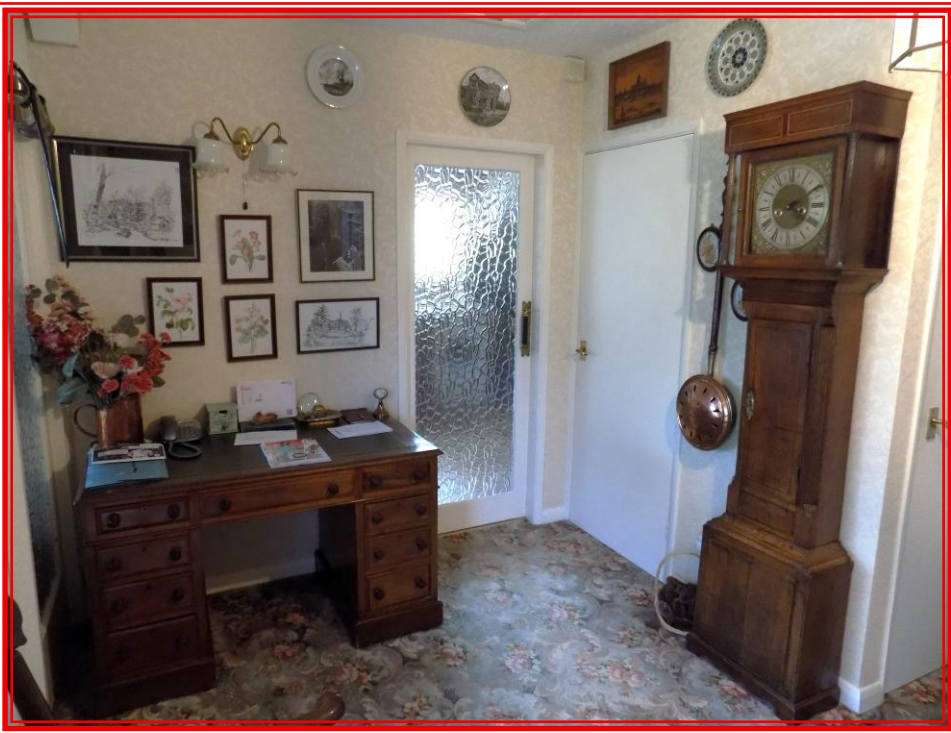




**BROOKFIELDS  
FENNY BENTLEY  
ASHBOURNE  
DE6 1LB**

**PRICE: £475,000**





## BROOKFIELDS, FENNY BENTLEY, ASHBOURNE, DE6 1LB

Occupying extensive garden grounds approaching half an acre this spacious detached bungalow property offers high quality two bedroom accommodation on the edge of a popular and sought after Peak Park village adjoining open countryside and enjoying far reaching views whilst being convenient for ready access to the market town of Ashbourne.

The accommodation which is oil centrally heated and principally double glazed briefly comprises entrance porch, large reception hall, sitting room with adjoining dining room, comprehensively fitted breakfast kitchen, rear porch, two double bedrooms, shower room and separate wc. Outside there is generous driveway parking and turning space, double garage and adjoining large motor house. Primarily lawned gardens which are principally south and west facing.

Ideal for occupation by active retirees or professional couples the property also lends itself to further development or possible extension (subject to any necessary consents) to suit the requirements of a new owner.

Early viewing enthusiastically encouraged.

### ACCOMMODATION

A deep recessed canopy porch shelters the sealed unit double glazed front door to

**Very Spacious Reception Hall** 3.9m x 3.4m (12'10" x 11'2") (maximum overall measurements) and having principal rooms off. In built shelved storage or cloaks cupboard and loft access hatch with integral ladder to extensive roof void area. In built cylinder and airing cupboard housing the insulated copper hot water cylinder with electric immersion heater.

**Sitting Room & Dining Room** this is a large U shaped room, with the sitting area which extends across the front of the property having maximum overall measurements of 6.4m x 5.66m (21' x 18'7") with wide curved small pane sealed unit double glazed window to the front enjoying aspect over the lawned front garden and the adjoining countryside. There

are two single panel central heating radiators and a full height stone fireplace and chimney breast with polished marble hearth extending to a low level side plinth with open fire. Three wall light points, side window.

The room proceed around to the **Dining Area** 3.86m x 3.15m (12'8" x 10'4") with wide sliding double glazed patio door leading to the rear terrace and having superb and far reaching countryside views. Double panel central heating radiator, wall light point and stone plinth with recessed niche. In built oak panelled Butler's cupboard. Fitted delph racks and shelves and glazed door to

**Breakfast Kitchen** 5.2m x 3.24m (17'1" x 10'8") with terracotta tiled floor, two sealed unit double glazed windows with far reaching open aspect and single panel central heating radiator. The kitchen is comprehensively fitted with an excellent range of good quality units in oak

providing base cupboards and wall cupboards, drawer bank and pan drawers. Ample round edge work surfaces with inset 1.5 bowl sink unit with mixer tap, appliance space with plumbing for automatic washing machine and space for tumble dryer. Integrated refrigerator and freezer with side display shelves, double opening shelved larder cupboard and flanking wine storage rack with spice drawers beneath. The kitchen is fitted with a Leisure Range Master 1.10 range cooker with electric ovens and grill, electric hot plate and griddle and four burner propane gas hob. Extractor hood over. Glazed door to rear porch and connecting door to reception hall.

**Bedroom One** (front) 4.5m x 3m (14'9" x 9'10") with single panel central heating radiator and sealed unit double glazed window. The bedroom is fitted with an extremely comprehensive range of in built furniture comprising mirror fronted wardrobes, drawers, dressing table and bedside

cabinets. There are two sealed unit double glazed windows, single panel central heating radiator and three wall light points.

**Bedroom Two** 4m x 3.26m (13'2" x 10'8") again the room is comprehensively fitted with an excellent range of bedroom furniture comprising double opening and single opening wardrobes, drawer banks and dressing table and including a wash hand basin set into vanity unit with double opening cupboard beneath. Mirrored splashback and cupboards above. Two sealed unit double glazed windows, single panel central heating radiator and overbed light.

**Bathroom** an L shaped room with half tiled walls and contemporary fittings in white comprising panelled bath with mixer tap and shower handset, wash hand basin set into vanity unit with double opening cupboards beneath and shelved medicine cabinet to the side. Illuminated mirror. There is a spacious quadrant shower cubicle with tiled walls, mains shower control and sliding glazed shower screen doors.

**Rear Porch** 2.5m x 1.2m (8'3" x 3'11") having terracotta tiled floor to match the kitchen, sealed unit double glazed door and side screen to the exterior and in built boiler cupboard housing the free standing Mistral oil fired boiler for domestic hot water and central heating. Fitted shelves.

#### **OUTSIDE**

The property occupies a prominent main road position and stands within a large garden plot which according to our calculations extends to some 0.438 acres or thereabouts and is approached via a wide block paved driveway which provides very extensive car and standing and turning space and in turn leads to extremely useful garaging.

The original double garage measures 5.3m x 4.9m (17'5" x 16'1") plus 2m x 1.8m (6'7" x 5'11"). It has twin timber up and over doors and electric light and power supply. There is a pedestrian access door to the rear garden and also a pedestrian access door to the rear porch of the house. The

garage incorporates a fuel storage recess 1.45m x 1.3m (4'9" x 4'3").

The original garage accommodation has been enhanced in more recent years by the construction of a further motor house approximately 6m x 4m (19'8" x 13'2") originally designed for the storage of a caravan but would equally accommodate a motor home or boat. There is electric light and power connected and it is approached by tall double opening timber doors approximately 2.78m (9'2") tall.

The beautiful garden grounds are a particular feature of the property. They are bounded on the roadside by a small brook course, the extensive front garden is laid primarily to lawn but has well stocked flower, shrub, evergreen and rockery borders. There is a box hedge parterre and mature silver birch trees. A most delightful timber summerhouse is situated at the end of the garden looking back towards the bungalow.

The lawned gardens extend around to the other side of the property which is surrounded by paved pathways and there is a raised patio terrace, ornamental garden pond, fuel storage bunker and provision for propane gas and oil storage. This elevation of the property immediately adjoins and overlooks open agricultural land and enjoys extensive open rural aspect. There is a further block paved patio sitting area with raised beds which in turn leads to a further area of lawn adjacent to the driveway.

#### **SERVICES**

It is understood that mains water, electricity and drainage are connected to the property. Oil fired central heating.

#### **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 E.

#### **EPC RATING F**

#### **VIEWING**

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

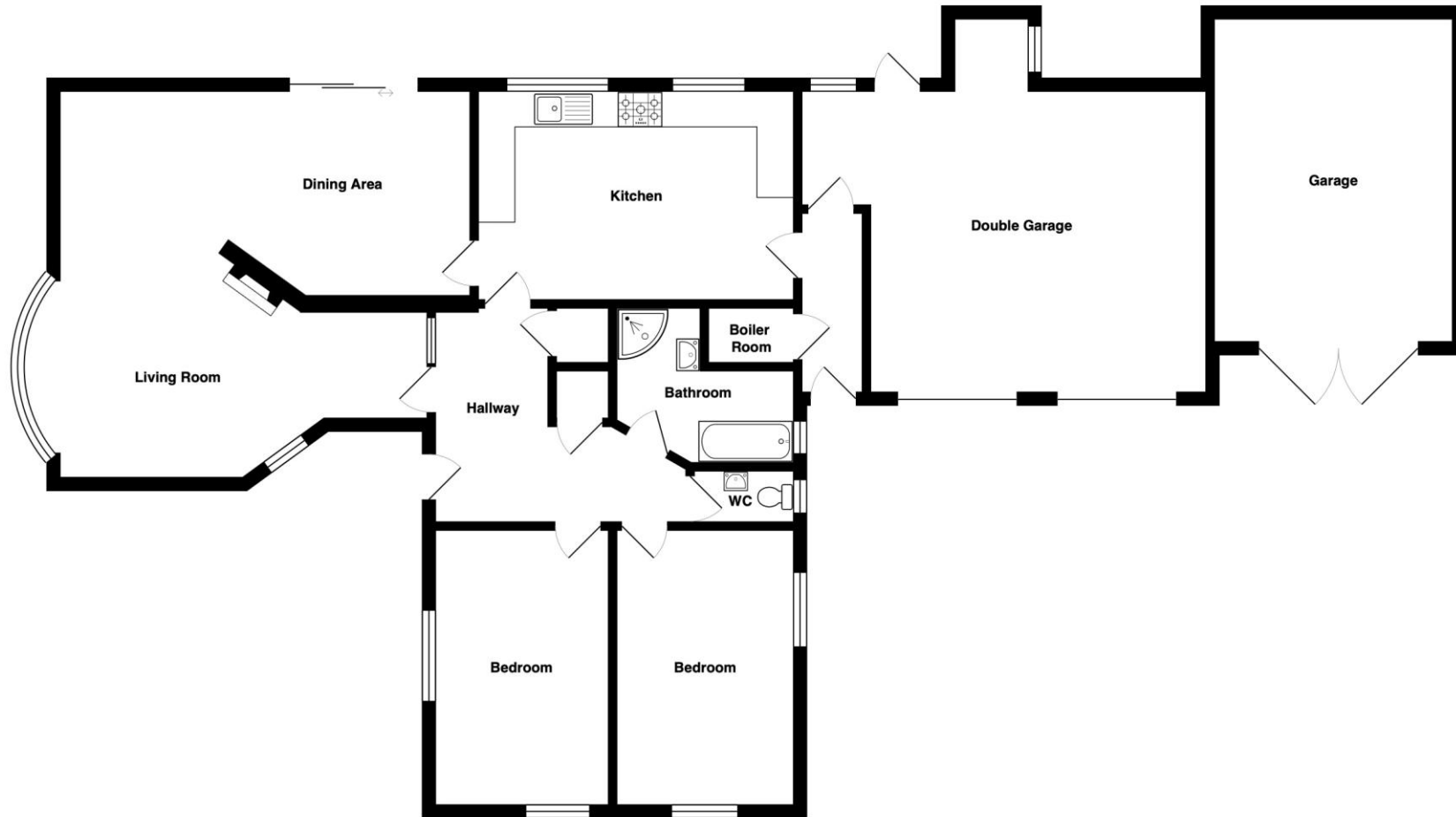
#### **WHAT3WORDS scaffold.facing.proofs**

Ref FTA2848





Brookfields, Ashbourne Road, Fenny Bentley, DE6 1LB



Total Area: 171.3 m<sup>2</sup> ... 1844 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Independent Estate Agents, Surveyors, Valuers & Auctioneers

*Distinctive Homes for Discerning Purchasers*

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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.*

