



**5 THE CRESCENT, MAYFIELD, ASHBOURNE, DE6 2JE**

**PRICE: OFFERS AROUND £239,950**



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

A traditional three bedroom semi-detached property standing on a substantial plot with front garden, good sized rear garden and garage, situated within the popular village of Mayfield.

The property has gas central heating, upvc double glazing and has been extended to the rear to provide a spacious kitchen in addition to a sitting room and large dining room to the ground floor. On the first floor there are three bedrooms along with a shower room.

Offering an excellent opportunity for the potential purchaser to make improvements to the property to their own taste.

Ideally suited to first time buyers, young families or those looking to downsize.

No Upward Chain

## ACCOMMODATION

A UPVC double-glazed front entrance door with side windows opens into the

**Entrance Porch** with quarry tiled floor and radiator. A further door opens into the

**Entrance Hall** with staircase leading to the first floor, radiator, side aspect UPVC double-glazed window and door leading into the

**Dining Room** 5.86m x 2.96m (19'2" x 9'7") with decorative beamed ceiling, coving, dado rail, two radiators and rear aspect UPVC double-glazed window. Doors lead to the sitting room and kitchen.

**Sitting Room** 3.93m x 3.91m (12'10" x 12'10") with coved ceiling, front aspect UPVC double-glazed window, radiator and feature fireplace with inset coal effect gas fire.

**Fitted Kitchen** 3.92m x 2.59m (12'10" x 8'6") comprising a modern range of wall and base units and drawers, integrated Bosch electric double oven, five ring gas hob with cooker hood above, worksurface with inset one and a half bowl stainless steel sink and drainer unit and tiled splashback. Space and plumbing for a washing machine and space for a full height fridge freezer. Side aspect UPVC double-glazed window and UPVC double-glazed rear entrance door with side window.

**First Floor Landing** with side aspect UPVC double-glazed window and access to the roof space. Doors lead to the bedrooms and bathroom.

**Bedroom One** 3.92m x 3.02m (12'10" x 9'11") with front aspect UPVC double-glazed window and radiator along with fitted wardrobes, dressing table and drawers across one wall.



**Bedroom Two** 2.95m x 2.80m (9'8" x 9'2") measured up to the wardrobes. With rear aspect UPVC double-glazed window and radiator, fitted wardrobes comprising hanging and shelving and housing the Ideal gas central heating boiler.



**Bedroom Three** 3.02m x 2.39m (9'11" x 7'10") overall measurements. Having a bulkhead over the stairs with useful storage cupboard over, front aspect UPVC double-glazed window and radiator.

**Shower Room** comprising tiled double shower cubicle with mains control shower, pedestal wash-hand basin, low flush wc, rear aspect UPVC double-glazed window and heated towel rail.



### OUTSIDE

There is a gravelled front garden with well-stocked borders and boundary hedge. A pathway to the side of the property leads to the rear where there is a paved terrace with two steps leading down to a block paved seating area which gives way to the lawned garden. There are well stocked gravelled beds, a timber shed and side entrance gate.



We understand that the property has a vehicular right of way over the neighbouring driveway to the left which leads to the **Garage** with up and over door, light and power.

### SERVICES

It is understood that all 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.

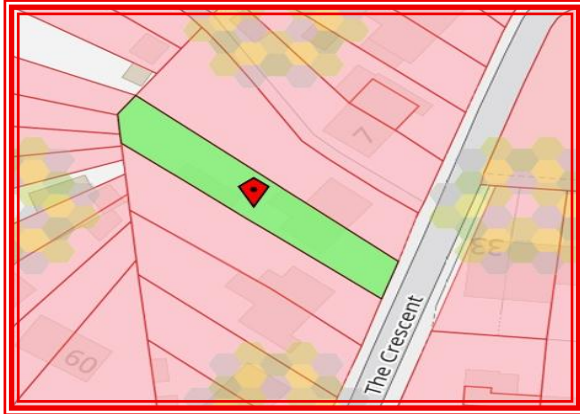
### EPC RATING **tba**

### VIEWING

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



Ref FTA2855



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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.