



ADDRESS 11 Barton Drive, Ashbourne, DE6 1TN

PRICE: Offers around £220,000



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

DESCRIPTION

A most pleasantly appointed and presented modern two bedroom semi offering easily managed gas centrally heated and double glazed accommodation. Situated on a popular and conveniently located residential development within easy reach of Ashbourne town centre and the A52 and A50 trunk roads.

Considered likely to be of particular to young professionals and discerning first time buyers the property briefly affords reception hall, cloaks/wc, sitting/dining room, fitted kitchen with integrated appliances, two double bedrooms and bathroom. Ample car standing with EV charging point, private enclosed lawned rear garden.

An early internal viewing is highly recommended.

ACCOMMODATION

A canopy porch with flanking courtesy light shelters the panelled front door to

Reception Hall with double panel central heating radiator and staircase off to first floor level.

Ground Floor Guest Cloakroom having fitments in white comprising low flush wc and corner wash hand basin with tiled splashback. Single panel central heating radiator.

L Shaped Sitting/Dining Room 4.82m x 3.92m (15'10" x 12'10") (maximum overall measurements) with double opening upvc sealed unit double glazed French doors with flanking matching side screens leading to the rear garden. Two double panel central heating radiators and spacious and useful understairs storage cupboard housing the electricity consumer unit, internet hub etc.

Comprehensively Fitted Kitchen 3.04m x 1.76m (10' x 5'9") having good range of contemporary units providing base cupboards and wall cupboards, drawer bank with ample wood effect work surfaces, inset single drainer stainless steel sink unit with mixer tap and integrated appliances including Zanussi electric oven, four burner gas hob and extractor hood over. Zanussi dishwasher and fridge freezer. Upvc sealed unit double glazed window, wall mounted Ideal Logic gas fired boiler for domestic hot water and central heating enclosed within a matching wall cupboard.

Staircase to First Floor Level

Bedroom One (rear double) 3.91m x 2.54m (12'10" x 8'4") with two upvc sealed unit double glazed windows overlooking the rear garden. Double panel central heating radiator.

Bedroom Two (front) 3.9m x 2.56m (12'10" x 8'5") (maximum overall measurements) with most useful overstairs in built storage cupboard, double panel central heating radiator and two upvc sealed unit double glazed windows to the front.



Bathroom having contemporary fitments in white comprising panelled bath with full height ceramic tiling over, fitted mains control shower and glazed shower screen door. Pedestal wash hand basin, low flush wc, towel rail radiator.

OUTSIDE

The property stands behind a tarmacadam forecourt providing double width car standing space with gravelled garden area and EV charging point.

A paved side pathway leads through a timber pedestrian gate to the rear of the property where there is a most pleasant, good sized, extremely private primarily lawned garden with paved patio. Outside cold water tap.

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 B

VIEWING

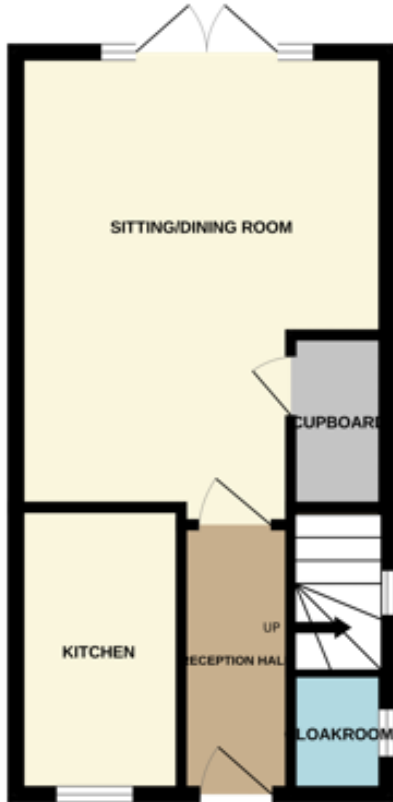
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

WHAT3WORDS

Ref FTA2872



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.
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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.