



AINGARTH, COLDWELL END, YOULGREAVE, DE45 1WB
PRICE: OFFERS AROUND £345,000

DESCRIPTION

Being situated within the picturesque and very popular Peak Park village of Youlgreave, this spacious, detached, traditionally styled bungalow occupies a generous garden plot with ample car parking space.

Being gas centrally heated throughout, with good sized three bed roomed accommodation which benefits from sealed unit double-glazing, provides Reception Hall, Sitting Room, Breakfast Kitchen, Three Bedrooms and a Bathroom.

Now offering scope and potential for further modification to a new owner's person choice, the property would ideally suite a professional or retired couple, as well as a young family.

Early viewing is highly recommended.

ACCOMMODATION

A recessed porch with flanking courtesy light shelters the upvc sealed unit double glazed front door to

Entrance Hall being L shaped having single panel central heating radiator, loft access hatch and having all main rooms off.

Front Sitting Room 4.36m x 3.61m (14'4" x 11'10") plus deep box bay to the front having upvc sealed unit double glazed window with village views extending beyond to the open countryside. Feature ceramic tiled fireplace with pine Adam style surround and fitted decorative fuel effect gas fire.

Breakfast Kitchen 3.47m x 3.47m (11'5" x 11'5") fitted with a comprehensive range of units in medium oak providing base cupboards, wall cupboards with one wall cupboard housing the wall mounted Worcester gas fired boiler for domestic hot water and central heating. Ample round edge work surfaces with inset 1.5 bowl single drainer stainless steel sink unit with mixer tap. Appliance space with plumbing for automatic washing machine, integrated Flaval electric oven with four burner gas hob over and cooker hood above. Ceramic tiled splashbacks. Recessed stone fireplace with quarry tiled hearth and fitted gas fire. Single panel central heating radiator, sealed unit double glazed window and flanking door to exterior rear. Door off to

Pantry 2.1m x 0.8m (6'11" x 2'7") (approximate sizes). Having upvc sealed unit double glazed window. The pantry houses the electricity meter and consumer unit.

Bedroom One (front double) 3.43m x 3.33m (11'3" x 10'11") with single panel central heating radiator and wide upvc sealed unit double glazed window enjoying views towards Youlgreave Church and over the rooftops to the countryside beyond.

Bedroom Two (rear) 3.18m x 2.87m (10'5" x 9'5") with



upvc sealed unit double glazed window to the side, single panel central heating radiator and in built linen cupboard with slatted shelves.

Bedroom Three 3.63m x 2.24m (11'11" x 7'4") with upvc sealed unit double glazed side window, single panel central heating radiator.

Bathroom having fitments in white comprising pine panelled bath with full height ceramic tiling over and Mira Sport electric over bath shower. Low flush wc, pedestal wash hand basin, shaver light, sealed unit double glazed window, single panel central heating radiator.

OUTSIDE

The property occupies a generously proportioned plot being approached from the main road through the village via a private driveway which serves Aingarth and the adjoining bungalow. Aingarth has a full vehicular right of way over the driveway (subject to a proportionate contribution to costs of repair and maintenance) and this in turn leads to the gravelled side driveway providing car standing space for at least two vehicles.

To the other side of the bungalow there is a pathway and gravelled side garden which leads to the front of the property.

The bungalow has the benefit of a very spacious primarily lawned garden arranged on two levels with natural stone retaining wall, timber garden shed, mature holly bush.

In addition an access from the side pathway is an integral shelved garden or general store which houses the gas meter.

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 C

EPC RATING D

VIEWING

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

WHAT3WORDS [scouting.plenty.shackles](#)

Ref FTA2829



GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.



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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.