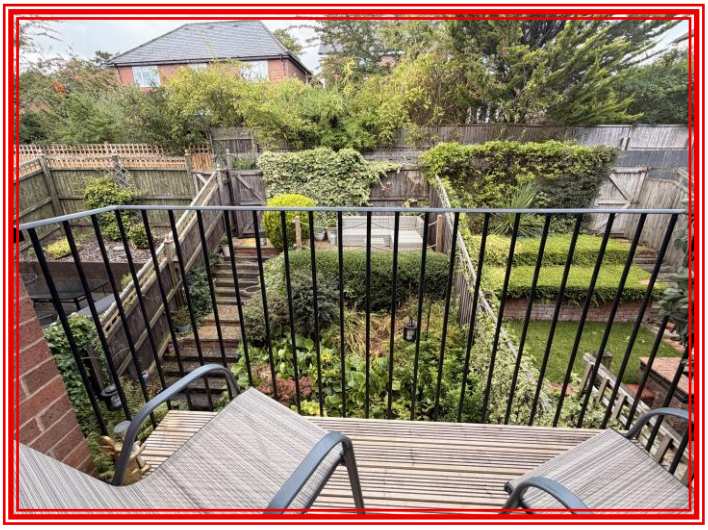
FIDLERTAYLOR







28 AUCTION CLOSE, ASHBOURNE, DE6 1GQ

PRICE: £279,000

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

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

www.fidler-taylor.co.uk

RICS

The Property Ombudsman

ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION
This modern town house offers flexible accommodation arranged over three floors, occupying an elevated position conveniently placed within a short walk of the town centre with views over Ashbourne.

The property has gas central heating, upvc double glazing and briefly comprises entrance hall, cloakroom, ground floor bedroom/home office and utility room. On the first floor there is a dual aspect sitting room/dining room with balcony to the rear and Juliet balcony to the front, along with a modern fitted kitchen. On the second floor there are two bedrooms, one with ensuite shower room, and a family bathroom.

Externally there is a driveway providing parking and access to the garage along with an enclosed rear garden.

ACCOMMODATION
A front entrance door opens into the

Entrance Hall with tiled flooring, radiator, staircase leading to the first floor, understairs storage cupboard and doors lead to the utility room, cloakroom and ground floor bedroom/home office.

Cloakroom comprising low flush wc, wash hand basin, radiator and upvc double glazed window.

Utility Room 2.70m x 2.01m (8'10" x 6'7") comprising wall and base units, work surface with inset stainless steel sink and drainer, tiled splashback, space for two appliances below with plumbing for washing machine and additionally space for a fridge/freezer. Wall mounted Glow Worm gas central heating boiler, radiator, tiled flooring and rear entrance door.

Bedroom Three/Home Office 2.80m x 2.63m (9'2" x 8'8") with radiator and upvc double glazed French doors opening onto the rear garden.

First Floor Landing with radiator and staircase leading to the second floor.

Sitting/Dining Room 7.99m maximum x 4.74m maximum and 2.65m minimum (26'3" max x 15'7" max and 8'8" minimum) Being an L shaped room with dual aspect upvc double glazed French doors with Juliet balcony to the front and balcony providing a pleasant seating area to the rear. Front aspect upvc double glazed window and two radiators. The dining area opens to the;

Kitchen 2.66m x 2.02m (8'9" x 6'8") comprising a modern range of wall and base units and drawers with integrated Bosch eye level electric oven, four ring Neff gas hob with Neff extractor hood above. Integrated refrigerator and space and plumbing for a dishwasher. Work surface with inset stainless steel one and a half bowl sink and drainer unit, tiled splashback and rear aspect upvc double glazed window.











Second Floor Landing with in-built linen cupboard and doors lead to both bedrooms and the bathroom.

Bedroom One 2.95m x 4.17m (9'8" x 13'8") measured up to the wardrobes. Having two front aspect upvc double glazed windows, radiator and fitted wardrobes across one wall with cupboards above. A door leads into the

En Suite Shower Room comprising a double shower cubicle with mains control shower, pedestal wash hand basin and low flush wc. Radiator, tiled splashback and recessed ceiling spotlighting.

Bedroom Two 3.62m x 2.62m (11'10" x 8'7") with rear aspect upvc double glazed window and radiator.

Family Bathroom 2.77m x 2.04m (9'1" x 6'8") comprising bath with mains control shower over, pedestal wash hand basin, low flush wc, partially tiled walls and tiled flooring. Heated towel rail, Velux window and recessed ceiling spotlighting.

OUTSIDE
To the front of the property there is a block paved driveway providing parking and access to the garage with up and over door, light and power connected.

At the rear of the property there is a pleasant enclosed tiered garden with paved patio to the lower level and well stocked raised beds. Steps lead up to a decked seating area. There is also a rear entrance gate.

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 D.

EPC RATING C

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

Ref FTA2878











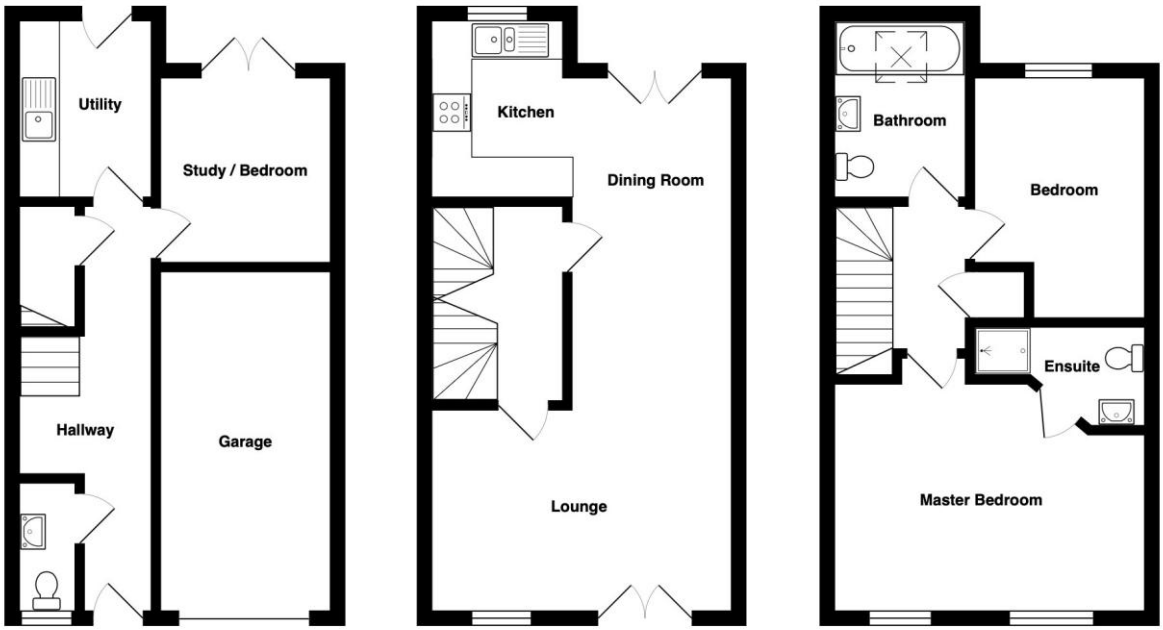








28 Auction Close, Ashbourne, DE6 1GQ



Total Area: 121.2 m² ... 1304 ft²

All measurements are approximate and for display purposes only

www.fidler-taylor.co.uk

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.