



**19 ASHTON CLOSE, ASHBOURNE, DE6 1TL**  
**PRICE: OFFERS OVER £290,000**



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## DESCRIPTION

An immaculately presented three storey semi detached property which offers very well proportioned and comprehensively appointed three bedroom accommodation.

A particular feature of the house is the large master bedroom suite which occupies the entirety of the second floor level and includes double aspect double bedroom with luxury en suite shower room facility. This is complemented by, at ground floor level, reception hall with guest cloakroom, front sitting room, dining kitchen with integrated appliances and at first floor level two further bedrooms and family bathroom.

The property is considered to be ideal for occupation by the growing family offering, as it does, flexible living space complimented by useful car parking and a private enclosed rear garden.

Early viewing is considered essential.

## ACCOMMODATION

A canopy porch shelters the composite pvc front door to

**Entrance Vestibule** with single panel central heating radiator.

**Guest Cloakroom** with low flush wc, wash hand basin with tiled splashbacks, central heating radiator.

**Front Sitting Room** 4.57m x 3.65m (15' x 12') plus cant bay sealed unit double glazed window to the front. Double panel and single panel central heating radiators. Door off to useful downstairs storage cupboard.

**Inner Hall** having staircase off to first floor level and central heating radiator.

**Dining Kitchen** 4.7m x 3.18m (15'5" x 10'5"). The dining area has double panel central heating radiator and double opening French doors leading to the rear garden.

The kitchen area is very comprehensively fitted with an excellent range of good quality contemporary kitchen units providing base cupboards and wall cupboards, ample work surfaces with single drainer stainless steel sink unit and mixer tap. Inset four burner gas hob. Integrated appliances including in built electric oven, refrigerator, freezer, washing machine and dishwasher. There is a wall mounted gas fired boiler for domestic hot water and central heating enclosed within a matching wall cupboard.

**Staircase to First Floor Level** with semi galleried landing and in built storage or linen cupboard with slatted shelves. A door from the landing leads to an enclosed inner landing with staircase to second floor level.

**First Floor Bedroom One** (rear double) 4.13m x 2.65m (13'7" x 8'8") having sealed unit double glazed window and central heating radiator.

**First Floor Bedroom Two** (front) 3.65m x 2.65m (12' x 8'8") with sealed unit double glazed window and central heating radiator.

**Family Bathroom** being of spacious proportions with contemporary three piece suite in white comprising panelled bath with over bath mains control shower, full height ceramic tiling over and glazed shower screen door. Low flush wc, pedestal wash hand basin, towel rail radiator.



**Inner Landing** having understairs storage area with fitted drawers and hanging rail. Sealed unit double glazed window and staircase to second floor level.

**Master Bedroom Suite** having overall measurements of 5.87m x 4.73m (19'3" x 15'6") (to include the en suite). A superb double aspect room with sealed unit double glazed Dormer window to the front and two double glazed Velux roof lights to the rear. There is a range of mirror fronted in built wardrobe furniture, single panel central heating radiator.

**En Suite Shower Room** having contemporary three piece suite in white to include fully tiled shower cubicle with glazed shower screen door and mains shower control. Pedestal wash hand basin with tiled splashbacks, low flush wc. Towel rail radiator.

#### **OUTSIDE**

The property stands behind a double width tarmac driveway forecourt providing useful car standing space.

To the rear there is a good sized private enclosed garden which is laid primarily to lawn but which has paved patio terrace and useful garden shed.

#### **SERVICES**

It is understood that all mains services are connected.

#### **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. There is an annual service charge in respect of the green space areas on the development.

#### **COUNCIL TAX**

For Council Tax purposes the property is in band D

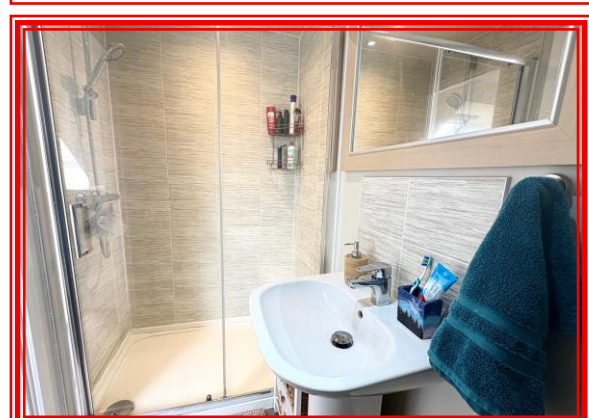
#### **EPC RATING B**

#### **VIEWING**

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

#### **WHAT3WORDS**

Ref FTA2812

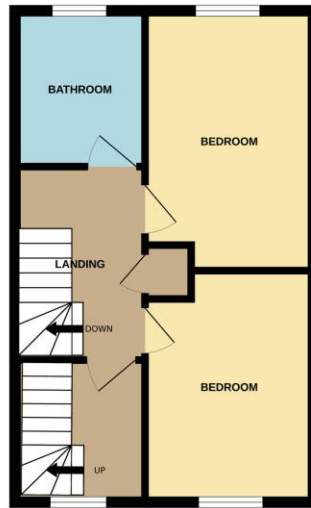
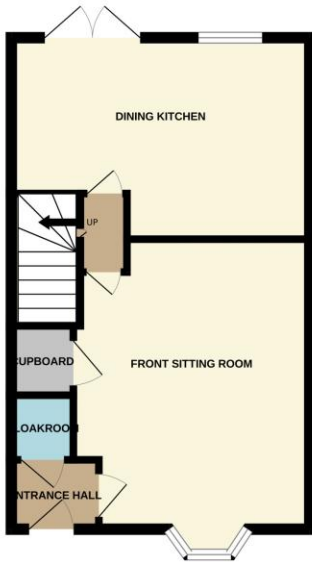




GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.

1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.

2ND FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.4 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.