



**37 PEAK VIEW DRIVE
ASHBOURNE
DE6 1BR**

**PRICE: OFFERS IN THE
REGION OF £325,000**





37 PEAK VIEW DRIVE, ASHBOURNE, DE6 1BR

Occupying an enviable position within this well-regarded cul-de-sac enjoying spectacular panoramic views over Ashbourne town centre towards Thorpe Cloud and Dovedale, this generously proportioned three double bed roomed detached residence is conveniently placed within walking distance of the town centre.

Occupied by the current owner since new, this is the first time the property has been placed on the open market, requiring some modernisation the property offers an excellent opportunity for the new purchasers to update, alter and/or extend the property to their own taste.

The property has gas central heating and briefly comprises entrance hall, cloakroom, sitting room with sliding doors opening into the dining room, kitchen and side entrance porch to the ground floor. On the first floor there are three double bedrooms, shower room and separate W.C.

Externally there is a driveway providing parking, small garage providing useful storage and pleasant rear gardens with sun terrace across the rear of the property taking full advantage of the stunning views.

Possibly one of the best views in Ashbourne!
One not to be missed!
No Upward Chain

ACCOMMODATION

A double-glazed front entrance door opens into the

Entrance Hall with radiator, staircase leading to first floor, doors lead to the cloakroom, kitchen and sitting room.

Cloakroom comprising low flush wc, wash-hand basin with tiled splashback, side aspect UPVC double-glazed window, radiator and meter cupboard.

Sitting Room 3.85m x 3.66m (12'7" x 12') having a front aspect UPVC double-glazed window, radiator, stone fireplace across one wall with stone hearth and side plinth with inset electric fire. Glazed sliding doors open into the

Dining Room 3.67m x 2.72m (12' x 8'11") having a radiator and sliding patio doors opening onto the rear garden.

Kitchen 3.67m x 2.57m (12' x 8'5") comprising a range of wall and base units and drawers with integrated Lamona electric oven, Lamona five ring gas hob, worksurface with inset Lamona one and a half bowl sink and drainer unit and tiled splashback. Rear aspect double-glazed window, radiator, understairs storage cupboard and partly glazed side entrance door opening into the

Side Entrance Porch 2.78m x 1.60m (9'1" x 5'3") on a brick base with UPVC double-glazed windows and UPVC double-glazed doors opening to the front and rear.

First Floor Landing with side aspect UPVC double-glazed window, access to the roof space and doors lead to the bedrooms, shower room and separate WC.

Bedroom One 3.64m x 3.58m (11'11" x 11'9") overall measurements. Having fitted bedroom furniture

comprising wardrobes with sliding doors and cupboards above. Radiator and rear aspect double-glazed window.

Bedroom Two 3.68m x 2.96m (12'1" x 9'8") having a front aspect UPVC double-glazed window, radiator and fitted double wardrobe with overhead cupboards and dressing table/desk.

Bedroom Three 3.69m x 2.59m (12'1" x 8'6") overall measurements. With built-in cupboard housing the Worcester gas central heating boiler, radiator and double-glazed rear aspect window.

Shower Room 2.70m x 2.04m (8'10" x 6'8") comprising a large walk-in shower cubicle with mains control shower, pedestal wash-hand basin with tiled splashback, front aspect UPVC double-glazed window and radiator.

Separate WC comprising low flush WC with tiled splashback and UPVC double-glazed window.

OUTSIDE

There is a tarmacadam driveway providing parking and access to the

Small Garage/Store 3.08m x 2.48m (10'1" x 8'1") Housing the electric meters and having a side aspect UPVC double-glazed window, light and power.

There is a fore-garden well stocked with a variety of shrubs. At the rear of the property, there is a terrace seating area immediately across the rear taking full advantage of the most superb panoramic views.

Steps lead down to a substantial lawned garden with established well stocked borders.

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.

COUNCIL TAX

For Council Tax purposes the property is in band D

EPC RATING D

VIEWING

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

Ref FTA2767





37, Peak View Drive, Ashbourne, DE6 1BR



Total Area: 112.9 m² ... 1215 ft²

All measurements are approximate and for display purposes only



Independent Estate Agents, Surveyors, Valuers & Auctioneers

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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.

