

**A WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME WITH
GENEROUS LEVEL LAWNED REAR GARDEN**

**3 STANTON ROAD
ASHBOURNE
DE6 1SH**



PRICE: O/A £279,950
Part Exchange Considered

Occupying a convenient location within this popular residential area
NO UPWARD CHAIN

DESCRIPTION

A well presented, four-bedroomed, detached family home occupying a convenient location on the edge of Ashbourne town centre. The accommodation is arranged over three floors and has recently been re decorated and re carpeted, briefly comprising entrance hallway, cloakroom, sitting room, dining room, fitted breakfast kitchen and utility room on the ground floor. On the first floor there are three bedrooms and a family bathroom and on the second floor there is a bedroom with en suite bathroom.

Externally, the property has a fore garden and driveway providing parking and access to the integral garage which has a loft storage room above. To the rear of the property there is a generous, level, lawned garden.

ACCOMMODATION

A upvc double glazed entrance door opens into the

Entrance Hall with radiator, staircase leading to the first floor and under stairs storage cupboard.

Cloakroom comprising a low flush wc, wash hand basin with tiled splash back, front aspect upvc double glazed window and radiator.

Sitting Room 4.51m x 3.65m [14'10" x 12'] plus bay window, having two radiators, front aspect upvc double glazed bay window and feature fireplace with marble hearth and open fire grate. Double doors open to the



Dining Room 3.37m x 2.64m [11'1" x 8'8"] with radiator and upvc double glazed sliding patio doors opening onto the rear garden.



Breakfast Kitchen 3.27m x 2.99m [10'9" x 9'10"] comprising a modern range of white high gloss kitchen units with integrated Hotpoint electric double oven, Lamona four ring gas hob with stainless steel extractor hood above. Work surface incorporating a breakfast bar and inset ceramic sink and drainer unit, plumbing for a dishwasher, rear aspect upvc double glazed window and radiator. A door leads to



Utility Room 2.63m x 1.62m [8'8" x 5'3"] with matching work surface and base unit to the kitchen with inset stainless steel sink and drainer unit, plumbing for a washing machine and space for three appliances. Rear aspect upvc double glazed window, wall mounted Ideal Logic Plus gas central heating boiler, radiator and upvc double glazed side entrance door. A further door leads to the

Integral Garage 5.38m x 2.7m [17'8" x 8'10"] with up and over door, light and power. There is a pull-down ladder providing access to

Loft Storage Room 3.55m x 2.66m [11'8" x 8'9"] maximum measurements. With Velux window and under eaves storage cupboard.

First Floor Landing with side aspect upvc double glazed window and staircase leading to the second floor.

Bedroom One 3.72m x 3.82m [12'2" x 12'7"] with front aspect upvc double glazed window and radiator.



Bedroom Two 3.21m x 2.88m [10'6" x 9'6"] with rear aspect upvc double glazed window and radiator.



Bedroom Three 2.88m x 2.35m [9'6" x 7'9"] with rear aspect upvc double glazed window and radiator.

Family Bathroom having a three piece suite in white comprising panelled bath with mains control shower over,

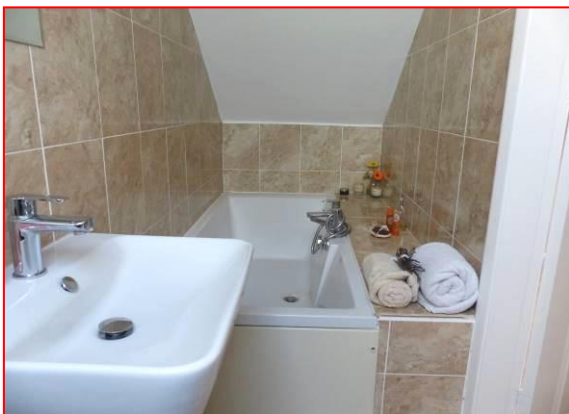
pedestal wash hand basin, low flush wc, fully tiled walls, heated towel rail, built in storage cupboard over the stairs and front aspect upvc double glazed window.



Second Floor Bedroom Four 4.54m x 3.9m [14'10" x 12'10"] overall measurements with restricted head height. Having three Velux windows with fitted blinds, radiator and three built in eaves storage cupboards.



En Suite Bathroom comprising bath with shower attachment to taps, wash hand basin, low flush wc. tiled walls and flooring, Velux window with fitted blind, shaver point, heated towel rail and extractor fan.



OUTSIDE

To the front of the property there is a lawned fore garden and tarmac driveway leading to the garage. At the rear of the property there is a paved patio seating area and generous, level lawned garden. The garden is enclosed by timber fencing and there is a summer house with decked seating area to the front.

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

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

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.

DIRECTIONS

From the agents Church Street office turn left and at the traffic lights turn right into Dig Street and Compton. At the next set of lights proceed straight over and continue up the main A52 Derby Road. At the top of the hill continue along before turning left into Blenheim Road. Take the next left hand turning into Stanton Road and the property will be found on the left hand side identified by our For Sale board.

Ref: FTA2128



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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.