

**A VERY WELL PROPORTIONED FOUR DOUBLE BEDROOM DETACHED
FAMILY HOME**

**32 BEECH DRIVE
ASHBOURNE
DE6 1HL**



PRICE: O/A £279,950

**Immaculate gardens to the front and rear
VIEWING HIGHLY RECOMMENDED**

DESCRIPTION

A very well proportioned four double bedroom detached family home situated in a favoured location on the fringe of the market town of Ashbourne. The property would benefit from some cosmetic improvements, offering an ideal opportunity for the family purchaser to put their own stamp on it! Having gas central heating and upvc double glazing, the accommodation briefly comprises entrance hall, cloakroom, breakfast kitchen, dining room, sitting room along with four genuine double bedrooms and a family bathroom. The property stands well back from the road behind a fore garden with driveway providing ample parking which leads to the detached double garage. There is a pleasant rear garden enjoying a good degree of privacy.

ACCOMMODATION

A UPVC double glazed entrance door opens into the

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

Cloakroom comprising low flush wc, pedestal wash hand basin, upvc double glazed window and under stairs storage cupboard.



Breakfast Kitchen 6.47m x 2.73m [21'2" x 9'] comprising a range of wall and base units and drawers with integrated dishwasher, gas cooker point with extractor hood over, plumbing for a washing machine, wall cupboard housing the Trianco gas central heating boiler. Work surface with integrated one and a half bowl sink and drainer unit, tiled splash backs. Side and rear aspect upvc double glazed windows and upvc double glazed entrance doors providing access to the garden on one side and the drive on the other.



Dining Room 3.46m x 2.99m [11'4" x 9'10"] with coved ceiling and upvc double glazed sliding patio doors.



Sitting Room 6.36m x 3.61m [20'11" x 11'10"] feature fireplace with tiled back and marble hearth, also with gas supply for a gas fire. Coved ceiling, picture rail, front and side aspect upvc double glazed windows and radiator.

First Floor Landing with coving, aspect to the loft space and airing cupboard/linen store.



Bedroom One 3.73m x 3.59m [12'3" x 11'9"] having two front aspect upvc double glazed windows, coved ceiling, radiator and a range of built in bedroom furniture to include four-door wardrobe, dressing table with drawers beneath and bedside tables.

Bedroom Two 3.57m x 2.89m [11'9" x 9'6"] with two rear aspect upvc double glazed windows, coved ceiling and radiator.

Bedroom Three 3.07m x 2.73m [10'1" x 8'11"] with rear aspect upvc double glazed window and radiator.

Bedroom Four 3.74m x 2.72m [12'3" x 8'11"] with front and side aspect upvc double glazed windows and radiator.

Family Bathroom comprising a panelled bath with electric shower over, pedestal wash hand basin, low flush wc, fully tiled walls, radiator and side aspect upvc double glazed window.

OUTSIDE

To the front of the property there is a fore lawn with borders planted with a variety of shrubs and bushes.

There is a tarmac driveway providing ample parking which leads to the;

Double Garage 5.18m x 4.67m [17' x 15'4"] with side aspect upvc double glazed window and up and over door.



There is a pleasant enclosed rear garden with a combination of lawn and paved patios with well stocked borders. The garden offers a good degree of privacy.



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 Band D

VIEWING

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

DIRECTIONS

From Ashbourne town centre leave along the main A52 Ashbourne to Derby road. At the top of the hill

turn right into Springfield Avenue and at the 'T' junction left into Old Derby Road. Turn first right into Willow Meadow Road and right again into Beech Drive where the property will be found a little way along on the right hand side.

Ref: FTA2160

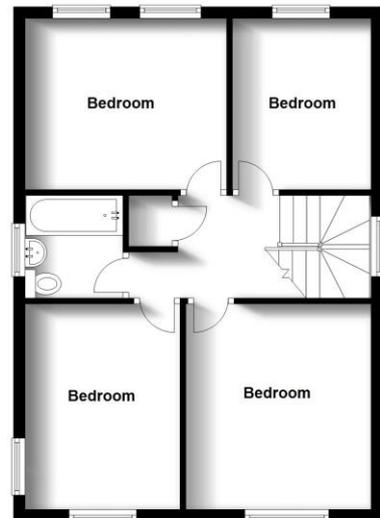
Ground Floor

Approx. 82.0 sq. metres (882.8 sq. feet)



First Floor

Approx. 51.5 sq. metres (554.5 sq. feet)



Total area: approx. 133.5 sq. metres (1437.3 sq. feet)

32 Beech Drive, Ashbourne, Derbyshire, DE6 1HL

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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.