

**EXTENDED THREE BEDROOM END OF TERRACE COTTAGE WITH
DRIVEWAY, GARAGE AND GARDEN**

**7 WALLASH
MAYFIELD
DE6 2JZ**



PRICE: OFFERS OVER £169,950

Located on the edge of the popular village of Mayfield
NO UPWARD CHAIN

DESCRIPTION

An extended end of terrace three bedroom cottage providing spacious accommodation with the added benefit of driveway providing ample parking, large detached garage and rear garden. The property has gas central heating and briefly comprises entrance hall, sitting room, dining kitchen, conservatory, three bedrooms and bathroom.

ACCOMMODATION

A upvc double glazed entrance door opens into the

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

Sitting Room 4.91m x 4.23m [16'1" x 13'10"] with upvc double glazed windows to the front, side and rear. Radiator and parquet flooring.



Dining Kitchen 4.74m x 3.23m [15'6" x 10'7" overall measurements] comprising a modern range of wall and base units and drawers, one of which houses the gas central heating boiler. Kenwood five-ring, range style cooker with electric oven and stainless steel extractor hood above. Work surface with inset stainless steel one and a half bowl sink and drainer unit, tiled splash back, front and rear aspect upvc double glazed windows, laminate flooring, under stairs storage cupboard and a upvc double glazed door to the:



Conservatory 4.94m x 3.08m [16'2" x 10'1" overall measurements] with French doors opening onto the rear garden.

First Floor Landing with rear aspect upvc double glazed window.

Bedroom One 3.68m x 3.01m [12'1" x 9'10"] with front aspect upvc double glazed window, radiator and built in wardrobes across one wall.



Bedroom Two 3.22m x 1.89m [10'7" x 6'3"] with rear aspect upvc double glazed window and radiator.

Bedroom Three 3.28m x 2.58m [10'9" x 8'6"] with front aspect upvc double glazed window and radiator.

Family Bathroom comprising a corner bath with Triton electric shower over, pedestal wash hand basin, low flush wc. partially tiled walls, rear aspect upvc double glazed window and radiator.



OUTSIDE

There is a driveway providing ample parking and giving access to a large detached garage. There is also a garden to the rear mainly laid to lawn with paved patio.



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 C.

EPC RATING D**VIEWING**

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

DIRECTIONS

Leave Ashbourne on the A52 towards Leek and after approximately one mile turn left onto the B5032 signposted Mayfield. Proceed through the village and into Wallash where the property is located on the left hand side identified by our For Sale board.

Ref: FTA2170

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.