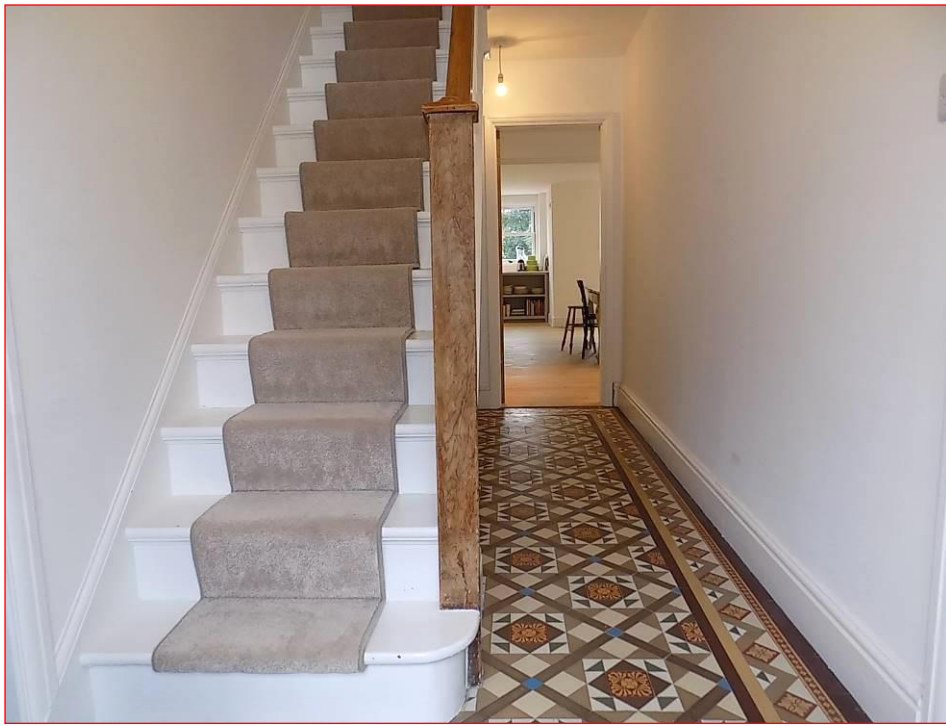


**49 DERBY ROAD
ASHBOURNE
DE6 1BH**

**PRICE:
OFFERS OVER £600,000**





49 DERBY ROAD, ASHBOURNE, DE6 1BH

An exceptional, detached residence in extensive garden grounds with large, new, two-storey garage.

Understood to have originally been constructed during 1930's this high quality property has more recently been extensively enlarged and re-configured so that it now provides an individual and spacious family home which most successfully combines the style, elegance and character of the original property with the requirements of modern day family living.

Retaining such features as the superb coloured Minton tiled hall floor, comprehensive extension works have resulted in the creation of a fantastic, five-bedroomed house with two formal reception rooms and a stunning 'L' shaped, open plan living kitchen which has direct access to the rear garden. The internal accommodation is completed at ground floor level by a guest cloakroom and also a most useful boot/utility room which houses the central heating boiler. The large master bedroom suite has a wonderful en suite shower and a separate dressing room. Extensive use of oiled oak flooring combined with underfloor heating together with a top of the range Shaker style kitchen by de Vol complements the build quality.

A particular feature of 49 Derby Road is the large detached, two-storey garage situated to the rear of the house. Having bi-fold doors to the front and a veranda open to the extensive rear garden there is, at first floor level a most useful, two-room home office, hobbies room, work room or similar which has a shower wet room.

Internal viewing is essential for full appreciation.

ACCOMMODATION

An arched open fronted entrance porch with Minton tile floor shelters the original panelled and stained, leaded front door with flanking, matching side screens to

Reception Hall 15'2" x 5'11" [4.62m x 1.80m] again having a most delightful, original Minto tile floor and staircase off to first floor level. Double panel central heating radiator.

Ground Floor Guest Cloakroom having oak floor and contemporary fitments in white comprising low flush wc and wall mounted wash hand basin. Towel rail radiator.

Front Sitting Room 17'7" x 12' [5.36m x 3.66m] again having oak floor and with deep cant bay window with upvc tilt and turn, sealed unit double glazed insets. Fireplace opening with provision for open fire. Wide square opening to Family Dining Room and Kitchen.

Study or Music Room 12' x 11'10" [3.66m x 3.61m] plus deep cant bay again having sealed unit double glazed tilt and turn insets. Corniced ceiling.

Large Open Plan Family Room/Kitchen the **family room which includes the Dining Area** has measurements of 21'3" x 18'1" [6.48m x 5.51m] and features oak floor,

sealed unit double glazed Velux roof light and double opening sealed unit double glazed French doors to the rear garden. **The Kitchen area** measures 19'1" x 13'7" [5.82m x 4.14m] with a continuation of the oak floor and a range of high quality Shaker style units by de Vol and provides fitted base cupboards and drawer banks with shelf unit, matching integrated dishwasher and tilting bin cupboard. Extensive white quartz work surfaces with matching upstand and space for double bowl Belfast sink with pillar mixer tap over. Large brushed stainless steel Smeg range cooker includes a double oven and grill with seven burner hob over and extractor hood above. Sealed unit double glazed sash windows, inset ceiling spot lights.

Rear Boiler/Utility/Boot Room having overall maximum measurements of 12' x 11'1" [3.66m x 3.61m] with double glazed pvc door to the exterior rear, free standing gas fired Worcester boiler for domestic hot water and central heating and plumbing for automatic washing machine.

Staircase to first floor level with large galleried landing having cant oriel bay window to the front and rear landing off.

Master Bedroom Suite comprising

Double Bedroom 14'10" x 13'9" [4.52m x 4.19m] with upvc sash double glazed window overlooking the rear garden area, single panel central heating radiator.

En Suite Shower Room having ceramic tile floor and high quality contemporary fittings comprising fully tiled shower cubicle with smoked glass shower screen door and mains control shower with handset, low flush wc and wash hand basin set into vanity unit with drawer beneath. Obscured sealed unit double glazed window and towel rail radiator.

Bedroom Two (front double) 14' x 12' [4.27m x 3.66m] with double glazed sash window to the front and central heating radiator.

Bedroom Three (front) 12' x 11'10" [3.66m x 3.61m] with double glazed sash window and central heating radiator.

NB both front bedrooms have extensive far reaching views to the countryside beyond Ashbourne.

Bedroom Four (rear) 12'1" x 12' [3.68m x 3.66m] with sealed unit double glazed sash windows to front and side, central heating radiator and large inbuilt double opening wardrobe cupboard with fitted shelves, hanging rail etc.

Bedroom Five 10'10" [3.30m] maximum x 11'3" [3.43m] with two sealed unit double glazed sash windows overlooking the rear garden and double panel central heating radiator.

Principal Family Bathroom having ceramic tiled floor and contemporary fittings in white comprising large panelled bath with over bath shower and handset and glazed shower screen door, low flush wc and wash hand basin with drawer beneath. Towel rail radiator.

OUTSIDE

The property occupies a very extensive plot which extends to in excess of one third of an acre. A wide gravel driveway leads to a spacious gravel parking forecourt area with further side drive leading to a **large detached, two storey garage and workshop**. At ground floor level there are bi-fold doors to the front and the ground floor measures approximately 22' x 18'6" [6.7m x 5.64m] with a staircase off to first floor level which is divided into two extremely useful work or hobby rooms which could be utilised as a home office, play room, music room etc. There is also a partitioned shower wet room. To the rear of the garage is a ground floor veranda open to the garden.

Beyond the garage is a large rear garden which is laid primarily to lawn and which has childrens play area and features mature trees.

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 C.

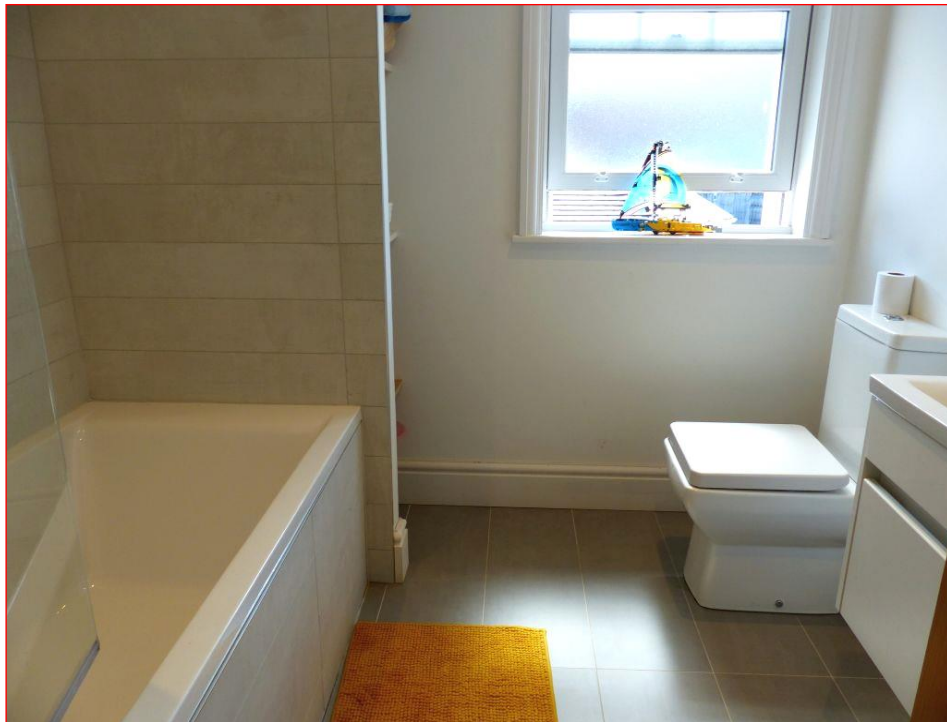
VIEWING

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

DIRECTIONS

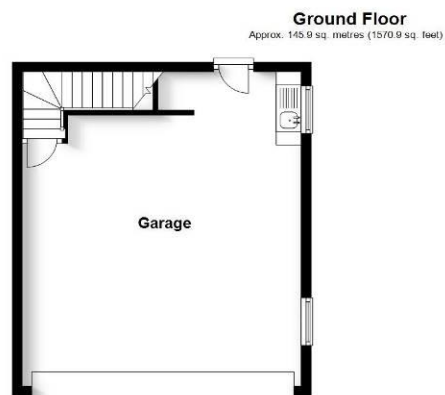
From the agents Church Street office turn left. At the traffic light junction turn right into Dig Street and proceed into Compton. At the next set of lights continue straight over up the main A52 Derby road and No.49 will be noted towards the top on the righthand side.











Total area: approx. 301.9 sq. metres (3249.9 sq. feet)
49 Derby Road, Ashbourne, Derbyshire, DE6 1BH



Independent Estate Agents Surveyors Valuers & Auctioneers
Distinctive Homes for Discerning Purchasers

11 Church Street, Ashbourne, Derbyshire, DE6 1AE
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Telephone 01629 580228

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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.

