

**A TRADITIONAL 1930'S EXTENDED THREE BEDROOM SEMI DETACHED
FAMILY HOME LOCATED WITHIN A SHORT WALK OF THE TOWN
CENTRE**

**50 BELPER ROAD
ASHBOURNE, DE6 1BB**



PRICE: O/A £179,950

Occupying an elevated position with gardens and views to the front
and rear
NO UPWARD CHAIN

DESCRIPTION

A traditional 1930's extended three bedroom semi detached family home occupying an elevated position enjoying views to the front over Ashbourne to the countryside beyond and to the rear across the neighbouring field. Conveniently located on the outskirts of Ashbourne within a short walk of the town centre, recreation ground and schools.

The property has gas central heating, upvc double glazing and briefly comprises entrance hall, sitting room, dining room and breakfast kitchen to the ground floor. On the first floor there are three bedrooms and family bathroom. There are gardens to the front and rear.

ACCOMMODATION

A upvc double glazed front entrance door opens into the;

Entrance Hall with radiator and staircase leading to the first floor. A stripped pine door opens into



Sitting Room 4.08m x 3.57m (13'5" x 11'9") plus bay window. Having a feature fireplace with provision for open fire, radiator and front aspect upvc double glazed window. A stripped pine door opens into



Dining Room 5m x 3.47m (16'5" x 11'5") having a feature fireplace with open grate, side aspect upvc double glazed window, radiator, under stairs storage cupboard and quarry tiled floor. The dining room opens into an

'L' Shaped Breakfast Kitchen 3.94m x 4.98m (12'11" x 16'4") (maximum overall measurements). Comprising a modern range of wall and base units and drawers with integrated Bosch electric oven and Bosch electric hob with stainless steel extractor hood over. Wall mounted Baxi gas central heating boiler

concealed within one of the units. Work surfaces with inset ceramic 1.5 bowl sink and drainer unit, complimentary tiled splash back. Plumbing for washing machine and space for three appliances. Radiator, rear and side aspect upvc double glazed windows and upvc double glazed rear entrance door. A door leads to



Side Entrance Lobby with shelving, along with upvc double glazed side entrance door.

First Floor Landing with side aspect upvc double glazed window and access hatch to the roof space with pull down ladder.



Bedroom One 3.61m x 3.13m (11'10" x 10'3") maximum measurements. Having fitted cupboards to either side of the chimney breast providing hanging and shelving space, rear aspect upvc double glazed window and radiator.

Bedroom Two 3.49m x 2.53m (11'5" x 8'4") with fitted cupboards to one side of the chimney breast providing hanging and shelving space. Radiator and front aspect upvc double glazed window enjoying views over the rooftops to the countryside beyond.

Bedroom Three 2.38m x 2.51m (7'10" x 8'3") overall measurements. With front aspect upvc double glazed window, radiator and fitted cupboard providing hanging space.

Bathroom comprising a three piece white suite with panelled bath having a mains control shower over and glazed shower screen. Low flush wc, wash hand basin with vanity unit below, fully tiled walls, tiled floor, rear aspect upvc double glazed window and heated towel rail.



OUTSIDE

To the front of the property there is a lawned garden with planted border. At the rear there is a paved terrace with steps up to a lawned garden which backs onto the neighbouring field. There is also a timber shed.



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

From the agents Church Street office turn left. Continue through the traffic lights into St John Street and at the 'T' junction at the end turn right into Park Road. At the next set of traffic lights turn left into Belper Road, continue along and the property will be found on the right hand side marked by our for sale board.



Ref: FTA2210

Floor plans to follow

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.