

**A SPACIOUS TWO BEDROOM DETACHED BUNGALOW WITH TWO
RECEPTION ROOMS**

**7 CEDAR CLOSE
ASHBOURNE
DE6 1FJ**



PRICE: OIRO £210,000

An excellent opportunity for the professional couple or those looking
towards retirement
NO UPWARD CHAIN

DESCRIPTION

Occupying a pleasant position within an established residential cul-de-sac is this detached bungalow. The property offers well presented and spacious two bedroomed accommodation along with fitted breakfast kitchen, sitting/dining room, garden room and shower room. The property has gas central heating and upvc double glazing. There are easily managed gardens and driveway parking with the added benefit of a most useful large detached garage.

ACCOMMODATION

A upvc double glazed side entrance door opens into

Entrance Hall with radiator, wood flooring and inbuilt cupboard housing the Ideal gas central heating boiler. Doors lead to the kitchen, sitting room, bedrooms and bathroom.



Breakfast Kitchen 4.95m x 2.76m [16'3" x 9'1"] comprising a range of wall and base kitchen units and drawers including larder cupboard and two display cabinets. Integrated appliances include dishwasher, electric oven and four ring gas hob with stainless steel extractor hood above. Work surface with inset one and a half bowl stainless steel sink and drainer unit with complementary tiled splash backs, plumbing for a washing machine and appliance space. Rear and side aspect upvc double glazed windows, radiator and tiled floor.



Sitting/Dining Room 7.19m x 3.48m [23'7" x 11'5"] having wood flooring, two radiators, feature fireplace with electric fire along with sliding patio doors opening into the

Garden Room 3.34m x 2.54m [11' x 8'4"] with tiled flooring, upvc double glazed windows and upvc double glazed sliding patio doors opening onto the rear garden.



Bedroom One 4.34m x 3.46m [14'3" x 11'4"] with front aspect upvc double glazed window and radiator.



Bedroom Two 2.78m x 2.77m [9'1" x 9'1"] with upvc double glazed front aspect window and radiator.



Bathroom having a double walk-in shower with mains control shower and glazed shower screen. Low flush wc and wash hand basin with vanity unit below. Radiator and side aspect upvc double glazed window.





OUTSIDE

To the front of the property there is a driveway providing parking and access to the **Large Detached Garage** 6.53m x 4.38m [21'5" x 14'5"] with up and over door, light and power.

A side access pathway leads to a gate opening onto the rear garden. At the rear of the property there is an enclosed garden designed for ease of maintenance with paved patio area and raised gravel borders planted with shrubs.

.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.



SERVICES

It is understood that all mains services are connected

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 C

VIEWING

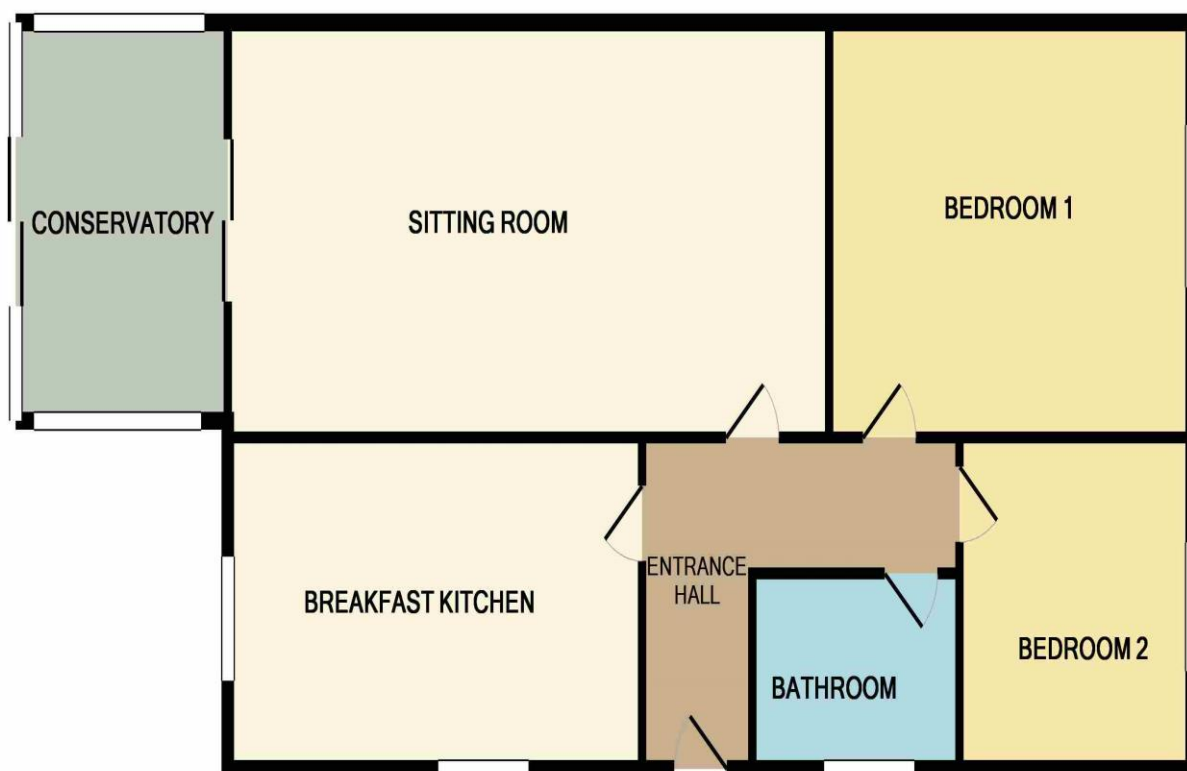
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

DIRECTIONS

From the agents Church Street office turn left. At the traffic light junction turn right into Dig Street and continue into Compton. At the next set of traffic lights proceed straight over and continue up the main A52 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 Willowmeadow Road and continue along before turning left into Cedar Close. Follow the road round to the left and the property will be noted at the top corner of the cul de sac marked by our for sale board.

Ref: FTA2219





TOTAL APPROX. FLOOR AREA 869 SQ.FT. (80.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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.