

**TRADITIONAL EXTENDED THREE BEDROOMED SEMI**

**HAR GLAKEN, 19 OLD DERBY ROAD  
ASHBOURNE  
DE6 1BN**



**PRICE:  
OFFERS OVER  
£230,000**



**A conveniently situated family home with tremendous scope and potential**



## DESCRIPTION

Situated in a pleasant and convenient, residential location with an expanding range of local facilities and convenient for the other shops, schools and amenities in Ashbourne town centre this traditionally styled and constructed semi offers good sized, gas centrally heated and double glazed, three bedroomed accommodation.

Benefiting from extensions to the rear the property now provides tremendous scope and potential for further alteration and upgrading to the purchasers taste.

Briefly comprising reception hall, front sitting room, rear living room with extended dining room or sun lounge beyond there is also an extended fitted kitchen, conservatory and ground floor cloakroom. At first floor level there are three bedrooms and bathroom. Good sized gardens to both front and rear together with driveway access and garage make this property well worthy of an early internal inspection.

## ACCOMMODATION

Double glazed entrance storm porch with ceramic tiled floor and courtesy light shelters the oak panelled and glazed front door to

**Reception Hall** having single panel central heating radiator, return staircase to first floor level, under stairs coat storage area.

**Ground Floor Guest Cloakroom** with low flush wc.



**Front Sitting Room** 11'6" x 10'9" [3.5m x 3.28m] plus a cant bay sealed unit double glazed window to the front. Full width natural stone fireplace with slate hearth, tv plinth and shelved recess. Provision for open grate. Central heating radiator, corniced ceiling.



**Living Room** 14'10" x 10'8" [4.52m x 3.25m] with corniced ceiling, wall light point and double panel central heating radiator. Fitted gas fire incorporating back boiler for domestic hot water and central heating. There are inbuilt storage cupboards with shelves over to each side of the chimney breast. An arch from this room leads to



**Sun Lounge or Dining Room** 18'7" x 8' [5.66m x 2.44m] having full width aluminium framed sealed unit double glazed, sliding patio doors leading to the rear garden. Corniced ceiling, double panel central heating radiator and single panel central heating radiator.



**Extended Kitchen** the kitchen is arranged in two sections measuring 9'10" x 4'7" [3m x 1.4m] and 7'6" x 7'10" [2.29m x 2.39m] with the latter section being a later extension. The kitchen is comprehensively fitted with an excellent range of base cupboards and wall cupboards with round edge work surfaces and there is an inset one and a half bowl single drainer sink unit with mixer tap. Under worktop appliance space with plumbing for a washing machine, integrated oven and hob and extractor fan. Upvc sealed unit double glazed window.

From the kitchen a upvc sealed unit double glazed leaded and stained glazed door leads to



**Conservatory** 8'4" x 8' [2.54m x 2.44m] having ceramic tiled floor and double opening French doors leading to the rear garden.

Return staircase to first floor level with galleried landing and sealed unit double glazed window.

**Bedroom One** (front) 10'x 9'8" [3.05m x 2.95m] having sealed unit double glazed window and a range of inbuilt wardrobe cupboards. Central heating radiator.



**Bedroom Two** (rear) 10' x 10'1" [3.05m x 3.07m] with a range of inbuilt bedroom furniture, sealed unit double glazed window.

**Bedroom Three** (Front) 10'10" x 6'5" [3.3m x 1.95m] with upvc sealed unit double glazed window and a comprehensive range of inbuilt modern bedroom furniture including wardrobes and cupboards, single bed unit with bedside cabinet and matching inbuilt double opening cylinder and airing cupboard having insulated copper hot water cylinder with immersion heater and slatted shelves.

**Bathroom** having coloured three-piece suite comprising panelled bath, pedestal wash hand basin and low flush wc. Half tiled walls and over bath electric shower. Sealed unit double glazed window, central heating radiator.

#### OUTSIDE

The property occupies a generously proportioned plot and stands behind a primarily lawned front garden with flanking driveway leading to the attached brick built **garage** with automatic up and over door. The garage measures approximately 13'10" x 8'5" [4.22m x 2.56m].

A side pedestrian access leads to the good sized rear garden which again is primarily lawned and features a garden pond and garden 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 C.

#### VIEWING

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

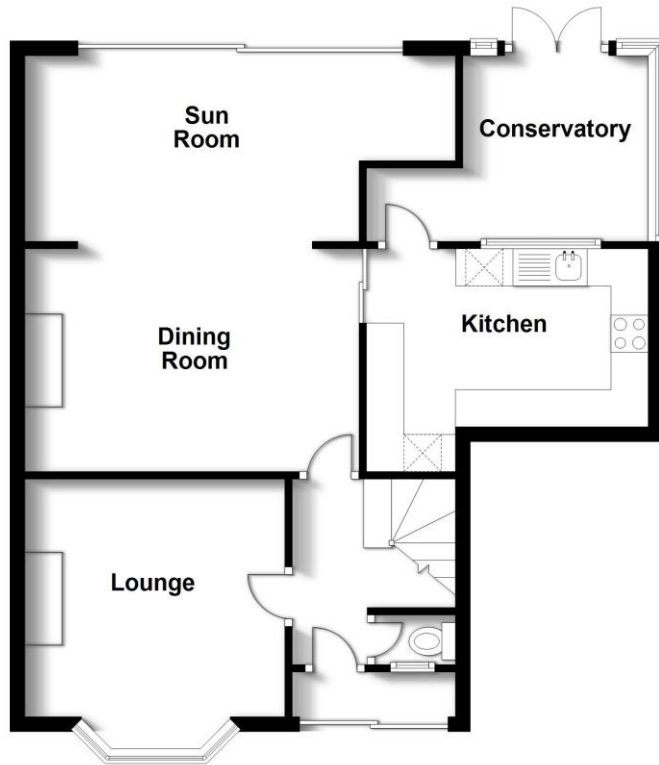
#### DIRECTIONS

From Ashbourne town centre leave in a south-easterly direction along the main A52 Derby road. At the top of Derby hill turn right into Springfield Avenue and at the 'T' junction turn left into Old Derby Road. Continue along and the property will be noted on the lefthand side.

Ref: FTA2222

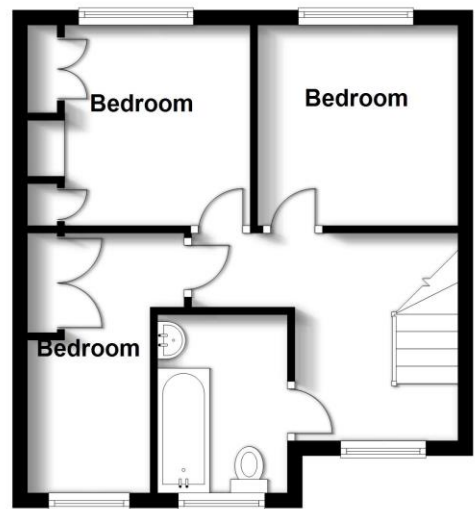
### Ground Floor

Approx. 64.8 sq. metres (697.4 sq. feet)



### First Floor

Approx. 34.9 sq. metres (375.6 sq. feet)



Total area: approx. 99.7 sq. metres (1073.1 sq. feet)

**19 Old Derby Road , Ashbourne, Derbyshire, DE6 1BN**

[www.fidler-taylor.co.uk](http://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.