

A MOST DELIGHTFUL TRADITIONALLY STYLED SEMI

**12 SPRINGFIELD AVENUE
ASHBOURNE
DE6 1BJ**



**PRICE:
O/A £235,000**

Spacious, well appointed
accommodation with
delightful gardens



DESCRIPTION

An excellent opportunity for the discerning family purchaser to acquire a very well presented and appointed, traditionally sized semi in a convenient location.

Benefiting from gas fired central heating and sealed unit double glazing throughout the property occupies a popular residential location convenient for Ashbourne's facilities and amenities and also for ready access to the City of Derby.

Briefly comprising reception hall, sitting room, fitted dining kitchen, conservatory, three bedrooms and bathroom the property has good sized, well stocked and maintained gardens and a useful garage.

An early viewing is highly recommended.

ACCOMMODATION

A half round canopy porch with flanking courtesy light shelters a upvc sealed unit double glazed front door to



Reception Hall 13' x 6'8" [3.96m x 2.03m] with open plan, open tread staircase off to first floor level, single panel central heating radiator with shelf over and upvc sealed unit double glazed window to the side. Inbuilt meter cupboard and under stairs storage space. Corniced ceiling.



Front Sitting Room 16'9" x 11'9" [5.1m x 3.8m] having corniced ceiling and white upvc sealed unit double glazed leaded window to the front. Double panel central heating radiator with shelf over and wall light point. Full height chimney breast with inset decorative fuel effect gas fire and quarry tiled hearth and flanking timber top plinths.

Dining Kitchen 18'9" [5.71m] maximum x 9'7" [2.92m] maximum having a kitchen area with a good range of fitted base and wall cupboards with ample round edge work surfaces and inset one and a half bowl single drainer stainless steel sink unit. Tiled splash backs. Appliance space with plumbing for automatic washing machine and provision for refrigerator and freezer. There is an integrated AEG extractor fan above. Flanking integrated dishwasher. White upvc sealed unit double glazed window to the side with door to the exterior.



The dining area has double panel central heating radiator and quarry tiled hearth with fitted decorative fuel effect electric fire. Sealed unit double glazed upvc sliding patio door to



Conservatory approximately 9'8" x 9'2" [2.95m x 2.79m] with laminate beech effect floor. The conservatory has a brick base with white upvc sealed unit double glazed superstructure and double opening French doors to the rear garden.

Staircase to first floor landing having quarter landing with white upvc sealed unit double glazed window.



Bedroom One

Bedroom One (front double) 12'1" x 10'10" [3.68m x 3.3m] measured to the cant bay upvc sealed unit double glazed window. Central heating radiator with shelf over, corniced ceiling and a range of inbuilt bedroom furniture comprising two double opening wardrobes with cupboards over and extensive range of drawers.



Bedroom Two (rear double) 13'3" x 10'3" [4.04m x 3.12m] with single panel central heating radiator and shelf over, upvc sealed unit double glazed window overlooking the rear garden and extensive range of inbuilt bedroom furniture comprising wardrobes and cupboards, dressing table unit with flanking drawers and further drawer bank. Corniced ceiling.

Bedroom Three (rear) 9'9" x 7'2" [2.97m x 2.18m] maximum with single panel central heating radiator and shelf over, wall light point and upvc sealed unit double glazed window. There are two inbuilt cupboards, one housing the wall mounted gas fired boiler for domestic hot water and central heating and the other providing shelved storage space. There is a fitted dressing table unit and a range of top cupboards over.



Bathroom having part tiled walls, towel rail radiator and fitments in ivory comprising panelled bath with part full height tiling over and fitted electric shower, pedestal wash hand basin and low flush wc. Shaver light. Upvc sealed unit double glazed window.



OUTSIDE

The property stands behind a pretty and easily managed front garden set with numerous flowering plants and shrubs, heather and evergreens etc. There is a central stone circle and gravel beds. A flanking tarmac driveway provides useful car standing space and extends down the side of the house to lead to the detached sectional concrete garage with up and over door and electric light and power.

The property has the benefit of a most delightful level and spacious rear garden which enjoys a high degree of privacy. There is a flagged patio terrace with evergreen and heather gravelled borders and beyond which a timber rose arbour leads through to a spacious lawned area which has aluminium framed greenhouse and lean-to block and timber garden store. There are further extensively planted beds and borders with flowering trees and shrubs. There is in addition a most useful brick and tile outside gardeners wc.



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 band D

VIEWING

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

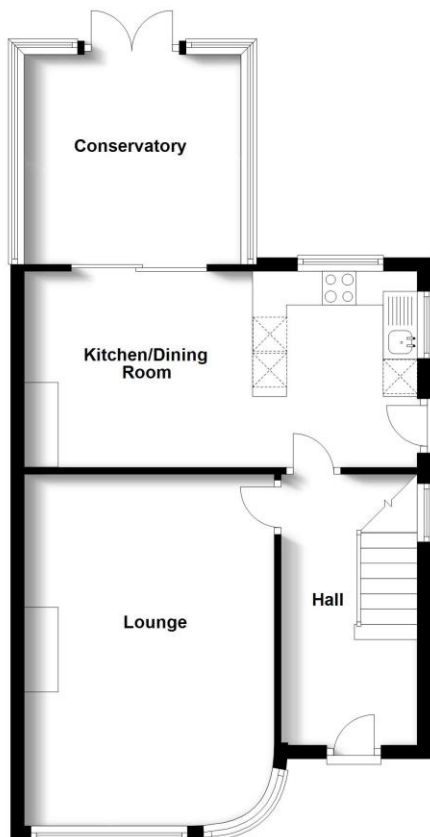
DIRECTIONS

From the agents Church Street office turn left and at the traffic light junction turn right into Dig Street and Compton. T the next set of lights continue straight over up the main A52 Derby road. At the top of the hill take the first turn right into Springfield Avenue and the property will be found a little further along on the righthand side.

Ref: FTA2248

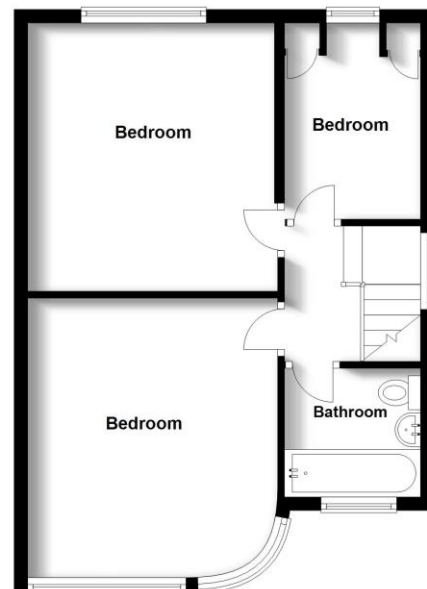
Ground Floor

Approx. 54.4 sq. metres (585.7 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.3 sq. feet)



Total area: approx. 98.6 sq. metres (1061.0 sq. feet)

12 Springfield Avenue, Ashbourne, Derbyshire, DE6 1BJ

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.