

**A SUPERB FOUR BEDROOM DETACHED PROPERTY REFURBISHED TO
A HIGH SPECIFICATION**

**83 BELPER ROAD
ASHBOURNE
DE6 1BD**



PRICE: OFFERS OVER £400,000

Occupying an enviable location on the outskirts of the town with
pleasant gardens and views

DESCRIPTION

A superb four bedroom detached family home having been completely refurbished, by the current owners, to an exceptionally high standard to include oak internal doors, 'Keller' fitted kitchen and luxury fitted bathroom.

The property occupies an enviable and extremely convenient location on a quiet service road on the outskirts of Ashbourne within level walking distance of the town centre. Standing on a generous plot with driveway providing ample parking, attached garage and pleasant landscaped gardens with delightful views to the rear.

ACCOMMODATION

A solid wood, double glazed front entrance door opens into the

Entrance Hall with solid oak flooring, radiator, under stairs storage area and doors lead to sitting room and living kitchen.



Sitting Room 4.84m x 3.65m [15'10" x 12'] with front aspect upvc double glazed window, two tall radiators. Fireplace with inset log burning stove standing on a granite hearth. Solid oak flooring and solid wood double glazed sliding patio doors opening onto the rear garden.



'L' shaped Living Kitchen with overall maximum measurements of 6.46m x 5.42m [21'2" x 17'10"] comprising a quality modern fitted 'Keller' kitchen with under unit lighting, integrated dishwasher and washing machine. Rangemaster providing double oven, grill and five ring gas burner, available by separate negotiation, with Rangemaster extractor hood over. Quartz work surfaces and upstands with

inset one and half bowl sink and drainer unit with instant boiling water tap. Front and rear aspect upvc



double glazed windows, two tall radiators, solid oak flooring and solid wood French doors opening onto the rear garden.

First Floor Landing with loft access, radiator and front aspect upvc double glazed window.



Bedroom One 3.62m x 3.49m [11'11" x 11'5"] with front aspect upvc double glazed window, radiator and solid oak flooring.



Bedroom Two 3.66m x 2.34m [12' x 7'8"] with front aspect upvc double glazed window, radiator and bamboo flooring.

Bedroom Three 3.66m x 2.37m [12' x 7'9"] with rear aspect upvc double glazed window, radiator and bamboo flooring.

Bedroom Four 2.74m x 2.56m [9' x 8'5"] with rear aspect upvc double glazed window and radiator.



Family Bathroom being fully tiled with porcelain tiles, bath with mains control shower over and glazed shower screen. Low flush wc, wash hand basin with vanity unit below. Heated towel rail. Rear aspect upvc double glazed window and inset ceiling spot lighting



OUTSIDE

The property occupies an enviable position on a cul de sac service road just off Belper Road. Standing well back from the road behind a primarily lawned front garden with well stocked borders. A tarmac driveway provides ample car parking and leads to the attached brick built garage with up and over door, light and power. There is a pedestrian access door to the rear of the property.

There are pedestrian walkways to each side of the property leading to the rear where there is a generous sized rear garden with shaped lawn and extensive paved patio, well stocked borders and mature trees. The rear garden enjoys a good degree of privacy with pleasant views of the surrounding countryside.



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.

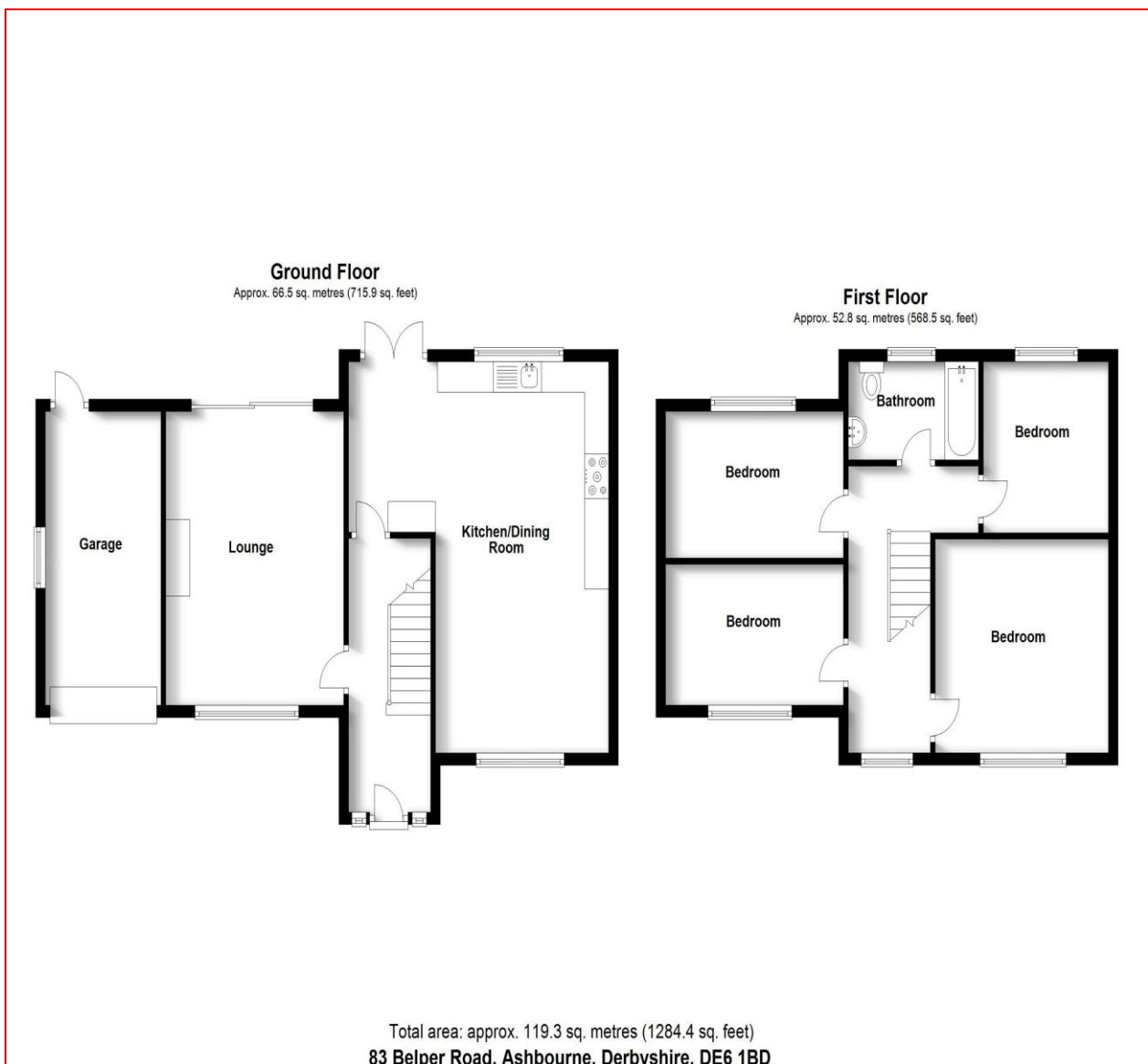
EPC RATING D.**VIEWING**

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

DIRECTIONS

From the agents Church Street office turn left. Proceed through the traffic lights and into St John Street and continue to the 'T' junction. Turn right into Park Road and continue to the traffic lights, turning left into Belper Road. Continue for about half a mile past the turn for Park Avenue and then turn left into the Belper Road service road where the property will be found on the left hand side noted by our For Sale board.

Ref: FTA2249



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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.