

A SURPRISINGLY SPACIOUS DETACHED BUNGALOW PROPERTY

**2 MUMFORD DRIVE
ASHBOURNE
DE6 1BQ**



PRICE: O/A £220,000

Occupying a convenient location on a generous corner plot

DESCRIPTION

This traditionally styled and constructed, detached bungalow property is considered ideal for occupation by the young family or those nearing retirement.

Benefiting from gas fired central heating and sealed unit double glazing throughout the well proportioned accommodation briefly comprises reception hall, good sized sitting room, fitted breakfast kitchen, three bedrooms and contemporary shower room. Outside there are gardens on three sides and a most useful garage.

An early viewing is considered essential.

ACCOMMODATION

A upvc sealed unit double glazed and double opening door leads to

Entrance Porch secondary double glazed, reeded glazed door and side screen to

Reception Hall being 'T' shaped with all main rooms off and loft access hatch. Single panel central heating radiator, inbuilt cloaks cupboard with fitted shelf and hanging rail.



Sitting Room 20' x 11'7" [6.1m x 3.53m] with two upvc sealed unit double glazed windows, corniced ceiling, single panel central heating radiator and serving hatch to the kitchen. Polished marble hearth with fitted decorative fuel effect gas fire.



Dining Kitchen 13'10" x 9'5" [4.22m x 2.87m] having ceramic tiled floor and a comprehensive range of fitted units comprising base and wall cupboards, shelved larder cupboard, ample round edge work surfaces with inset single drainer one and a half bowl stainless steel sink unit, appliance space beneath with plumbing for automatic washing machine, further

appliance space. Gas cooker point and part ceramic tiled walls. Peninsular unit with worktop, fitted cupboards and drawer bank. Sealed unit double glazed windows to two elevations, upvc sealed unit double glazed door to side passageway.



Bedroom One 13'6" x 11'1" [4.11m x 3.38m] again having sealed unit double glazed windows to two elevations, single panel central heating radiator and inbuilt wardrobe cupboard with fitted shelf and hanging rail. Further range of fitted bedroom furniture comprising two double opening wardrobes with double cupboards above.



Bedroom Two (rear) 11'6" x 7'9" [3.5m x 2.36m] with single panel central heating radiator, wall light point and two sealed unit double glazed windows.

Bedroom Three 9' x 8' [2.74m x 2.44m] with upvc sealed unit double glazed window, single panel central heating radiator and fitted desk unit with drawers and shelves over.



Refitted Shower Room having ceramic tiled floor, fully ceramic tiled walls and contemporary three piece suite in white comprising low flush wc, pedestal wash hand basin and glazed shower cubicle with mains

shower control. Tall towel rail radiator and inbuild boiler cupboard housing the wall mounted gas fired combination boiler for domestic hot water and central heating. Fitted slatted shelves.



OUTSIDE

The property occupies a generous corner plot with pleasant, primarily lawned front and side gardens. The tarmacadam driveway from Mumford Drive provides car standing space and leads to the attached brick built garage with up and over door, electric light and power connected and pedestrian access door to a covered side passageway. The garage measures 16'1" x 7'10" [4.9m x 2.39].

To the rear of the property there is a further good sized garden area again laid primarily to lawn with flower, shrub and evergreen beds and borders, paved patio. Two useful garden sheds.



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 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. Proceed to the end and at the next traffic lights continue straight over up the main A52 Derby road. At the top of the hill turn right into Springfield Avenue and at the 'T' junction turn right into Old Derby Road. Proceed along and the property will be found on the righthand side on the corner of Mumford Drive and Old Derby Road.

Ref: FTA2253

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.