



3 BEECH DRIVE, ASHBOURNE, DE6 1HL

PRICE: £295,000

DESCRIPTION

A spacious well appointed detached family home offering good sized accommodation in an established residential location convenient for Ashbourne town centre's facilities and amenities.

Ideal for occupation by the growing family the property briefly comprises entrance porch, entrance hall, double aspect sitting/dining room, comprehensively fitted kitchen and cloakroom. At first floor level there are three bedrooms and bathroom with shower.

Outside gardens front and rear, driveway car standing, useful garage.

Early viewing is recommended.

ACCOMMODATION

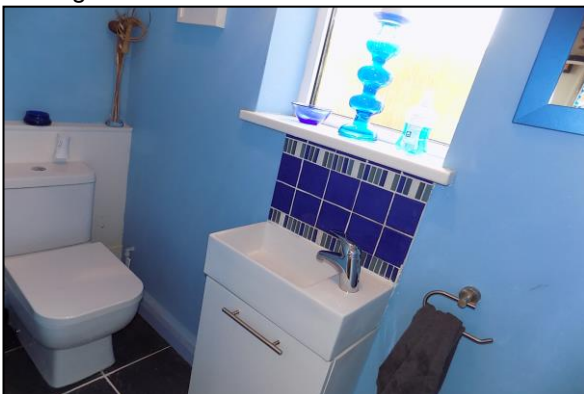
A upvc double glazed front entrance door with matching flanking double glaze side screen opens into the

Entrance Porch with upvc double glazed door leading into

Entrance Hallway having a staircase leading to the first floor with under stairs storage cupboard. Doors lead to the kitchen, sitting room and



Cloakroom having a low flush wc, wash hand basin with vanity unit below, inbuilt cloaks storage cupboard, side aspect upvc double glazed window and tiled flooring.



Double Aspect Sitting Room/Dining Room 6.54m x 4.05m max and 3.34m min [21'5" x 13'3" maximum and 10'11" minimum] Having a upvc sealed unit double glazed front aspect bow window, feature fireplace with hardwood surround, marble hearth and inset Living Flame gas fire. Coved ceiling and upvc double glazed French doors opening onto the rear garden.



Breakfast Kitchen 4.42m x 2.97m [14'6" x 9'9"] overall measurements. Having a modern range of wall and base units and drawers with integrated appliances including dishwasher, washing machine, fridge, NEFF electric oven and with fitted microwave above. Cooke and Lewis four ring induction hob with stainless steel extractor hood above. Granite work surface with inset sink and drainer unit and complimentary tiled splash back. There is an inbuilt cupboard housing the Johnson and Starling Warm Air central heating unit. Upvc double glazed rear aspect window, Kardean flooring and upvc double glazed side entrance door.



First Floor Landing with side aspect upvc double glazed window. In built cylinder cupboard having insulated copper hot water cylinder and twin immersion heaters. Access to the roof space.

Bedroom One 4.12m x 3.21m [13'6" x 10'7"] with rear aspect upvc double glazed window. Range of in built wardrobe cupboards



Bedroom Two 3.27m x 2.53m [10'8" x 8'4"] with front aspect upvc double glazed window. Oak effect floor finish.



Bedroom Three 2.83m x 2.35m [9'4" x 7'8"] with front aspect upvc double glazed window and inbuilt cupboard over the stairs.

Family Bathroom having good quality four piece suite in white comprising panelled bath, wash hand basin set into vanity unit, low flush wc and glazed shower cubicle with fitted Mira Jump electric shower. Upvc sealed unit double glazed window, full height ceramic tiling to the walls with waterproof shower boarding to the shower cubicle.



OUTSIDE

The property stands behind a primarily lawned front garden with shrubs and bushes. The flanking double width imprinted concrete driveway leads to the attached **Garage** 5.18m x 2.89m [17' x 9'6"] having electric up and over door, light and power, rear pedestrian access door, loft storage.

A pedestrian side gate leads to the rear of the property where there is a good sized private and fully enclosed garden which is laid primarily to lawn with extensive paved patio terrace and well stocked borders.



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.

Ref: FTA2255

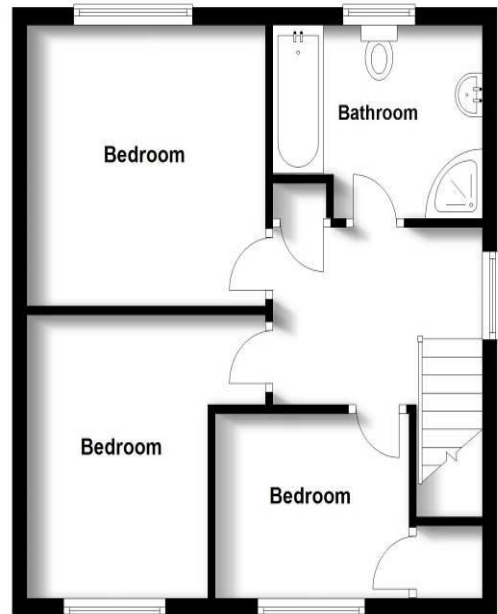
Ground Floor

Approx. 61.3 sq. metres



First Floor

Approx. 40.9 sq. metres



Total area: approx. 102.2 sq. metres

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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.