

A TRADITIONALLY STYLED SEMI WITH CONTEMPORARY ACCOMMODATION

**RONALD HOUSE
2A BELPER ROAD
ASHBOURNE
DE6 1BB**



PRICE: Offers Over £190,000

NO UPWARD CHAIN

A good quality, conveniently situated value-for-money family home

DESCRIPTION

Occupying a prominent and elevated position within convenient reach of Ashbourne's shops and other facilities and amenities this semi-detached family property provides good sized accommodation over three floors.

Ideal for occupation by the growing family the gas centrally heated and sealed unit double glazed accommodation offers most pleasantly appointed, contemporary accommodation which briefly comprises reception hall with cloaks/wc, front sitting room, fitted dining kitchen and utility room. At first floor level there are two bedrooms and bathroom and there is a third bedroom at second floor level.

Outside there are easily managed gardens and car parking.

ACCOMMODATION

A panelled and sealed unit double glazed front entrance door leads to



Reception Hall having single panel central heating radiator, staircase off to first floor level with double opening under stairs storage cupboard and,

Guest Cloakroom with fitments in white comprising low flush wc and wall mounted wash hand basin. Ceramic tiled floor, single panel central heating radiator.



Sitting Room 10'8" x 9'9" [3.25m x 2.97m] plus deep square bay to the front with upvc sealed unit double glazed, double opening French doors and matching side screens. Double panel central heating radiator and fitted feature decorative fuel effect electric fire. Wide square opening to

Dining Kitchen 10'8" x 9'3" [3.25m x 2.82m] plus **Open Rear Lobby Area** 4'9" x 3'1" [1.45m x 0.94m]

with door off to the exterior rear. The kitchen is comprehensively fitted with a good range of contemporary units providing base cupboards and wall cupboards, matching drawer bank and ample round edge marble effect work surfaces with inset one and a half bowl single drainer stainless steel sink unit with pillar mixer tap. There is an inset four burner gas hob with brushed stainless steel extractor hood over, fitted oven housing with inbuilt Ignis electric oven with cupboards above and below. Integrated refrigerator, integrated freezer. Sealed unit double glazed window to the rear.



Utility Room 4'9" x 4'5" [1.45m x 1.35m] having fitted single drainer stainless steel sink unit with round edge work surface, double opening cupboard beneath and flanking appliance space with plumbing for washing machine. The washing machine currently situated at the property is included in the sale. Single panel central heating radiator and sealed unit double glazed window. The utility room houses the wall mounted gas fired combination boiler for domestic hot water and central heating. The HIVE based control system for the heating is included in the sale.

Staircase to first floor with semi galleried landing, upvc sealed unit double glazed window and central heating radiator. The staircase rises to the second floor level.



Bedroom One (front double) 10'9" x 9'9" [3.28m x 2.97m] with sealed unit double glazed window, central heating radiator. Extensive views over the rooftops of the town and to the countryside beyond.

Bedroom Two (rear) 11'2" x 9'2" [3.4m x 2.79m] with single panel central heating radiator and sealed unit double glazed window.

Bathroom having fully ceramic tiled walls and floor and fitted with a contemporary white suite comprising panelled bath with mixer tap and shower head, curved shower screen door, pedestal wash hand basin, low

flush wc. Shaver point. Central heating radiator.



At second floor level a further galleried landing with Velux roof light.

Bedroom Three having maximum overall measurements of 17'10" x 11'2" [5.43m x 3.4m] but with partially restricted head height. There is a upvc sealed unit double glazed window to the rear and sealed unit double glazed Velux roof light to the front which again enjoys extensive and far reaching views.

OUTSIDE

The property occupies a prominent and elevated location close to the centre of Ashbourne and within easy reach of the shops and other facilities of the town. It stands behind a paved and gravelled easily managed forecourt garden with pedestrian gate and

steps to road level. There is paved rear yard area with paved pedestrian access to the adjoining surfaced car parking area for at least two vehicles.

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 together with all window blinds, 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 C

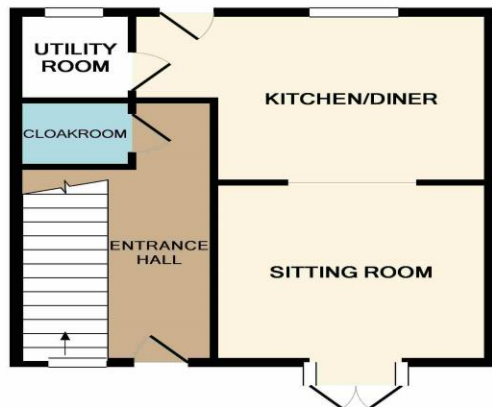
VIEWING

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

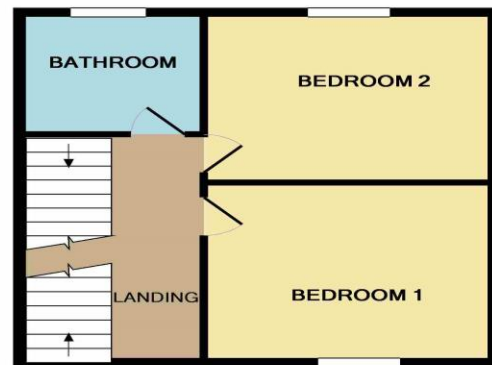
DIRECTIONS

From the agents Church Street office turn left. Continue through the traffic lights into St John Street and at the very end bear right into Park Road. Continue along to the next set of traffic lights and No.2A Belper Road will be noted directly opposite slightly to the left.

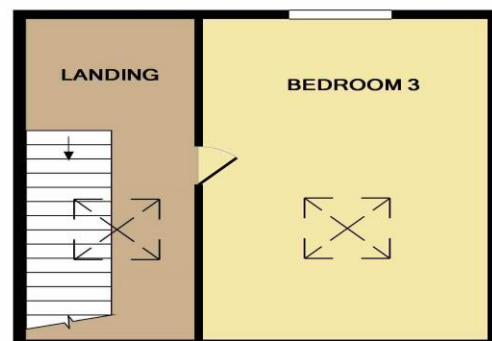
Ref: FTA2254



GROUND FLOOR
APPROX. FLOOR
AREA 352 SQ.FT.
(32.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 327 SQ.FT.
(30.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1025 SQ.FT. (95.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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