

**A SUPERIOR FIVE BEDROOM DETACHED FAMILY HOME STANDING ON
A LARGE PLOT WITH EXTENSIVE DRIVE AND DOUBLE GARAGE**

**BROOKFIELD
HOLLIES CLOSE
CLIFTON
DE6 2GR**



PRICE: OIRO £585,000

Occupying a sought after village location
INTERNAL VIEWING HIGHLY RECOMMENDED

DESCRIPTION

A well designed and superior five bedroom detached family home standing on a large plot with delightful gardens to the front and rear along with extensive driveway and double garage.

The property has been extended and offers light and spacious, beautifully presented accommodation having two reception rooms, dining kitchen, five bedrooms, two of which have ensuite shower rooms along with a family bathroom.

Occupying a pleasant position on a private road, standing behind an open green area and extensive fore garden. There is a large private rear garden with stream running across the rear.

Situated within the sought after village of Clifton with its primary school and village public house, conveniently located within a few minutes drive of Ashbourne town centre.

ACCOMMODATION

A upvc double glazed front entrance door opens into

Entrance Porch with quarry tiled floor, upvc double glazed window and a further upvc double glazed entrance door opens into the

Entrance Hall with staircase leading to the first floor, under stairs storage cupboard, cherry wood style flooring, radiator and coved ceiling. Doors lead to the cloakroom, playroom/snug/office, sitting room and dining kitchen.

Cloakroom having a low flush wc, pedestal wash hand basin, ceiling spot lights, front aspect upvc double glazed window, cherry wood style flooring and radiator.

Playroom/Snug/Office 3.22m x 3.05m [10'7" x 10'] having a front aspect upvc double glazed window, radiator, cherry wood style flooring, built in meter cupboard and doors lead to the kitchen and utility room.



Utility Room 1.79m x 1.79m [5'10" x 5'10"] having a worksurface with base unit below and plumbing for a washing machine along with space for two appliances. Slate tile flooring and full height cupboard housing the Worcester gas central heating boiler.

Dining Kitchen 6.35m x 3.82m [20'10" x 12'6"] comprising a modern range of cream wall and base units and drawers with central island having base units and shelving below, luxury quartz work surfaces with inset Belfast sink, integrated dishwasher and NEFF integrated microwave. American style fridge/freezer, Rangemaster with two electric ovens and 5-ring gas hob with extractor hood above. Ceiling spot lighting, radiator, slate tile flooring, upvc double glazed rear aspect window and upvc double glazed French doors opening onto the garden. Double doors open into



Sitting Room 6.21m x 4.4m [20'4" x 14'5"] with upvc double glazed front aspect window, two radiators, feature fireplace with stone hearth and inset electric stove style fire. Upvc double glazed French doors open onto the garden.



First Floor Galleried Landing with front aspect upvc double glazed window, radiator, coved ceiling and access to the roof space.



Master Bedroom Suite 7.15m x 4.7m [23'5" x 15'5"] overall measurements including the en suite. A spacious, light room with five Velux windows and radiator. Door off leading to the



En Suite Shower Room with walk-in shower having a mains controlled shower and glazed shower screens. Pedestal wash hand basin, low flush wc, partially tiled walls and tiled flooring. Velux window, ceiling spot lighting and heated towel rail.

Bedroom Two 4.85m x 3.05m [15'11" x 10'] overall measurements including the en suite. Having rear aspect upvc double glazed window, radiator, coved ceiling and fitted wardrobes with dressing table and drawers below. A door leads to



En Suite having a corner shower cubicle with Triton electric shower, wash hand basin, low flush wc. Ceiling spot lighting and heated towel rail.

Bedroom Three 4.01m x 3.21m [13'2" x 10'6"] with rear aspect upvc double glazed window and radiator.

Bedroom Four 3.7m x 3.23m [12'2" x 10'7"] with front aspect upvc double glazed window and radiator.

Bedroom Five 3.28m x 1.98m [10'9" x 6'6"] measured up to the wardrobes and currently used as a dressing room. Having a front aspect upvc double glazed window and radiator. Four double wardrobes and single wardrobe providing hanging and shelving space with fitted dressing table.

Family Bathroom having a panelled bath with Triton electric shower over, fitted bathroom cabinets incorporating a wash hand basin and low flush w.c. along with wall cabinets. There is an airing/cylinder cupboard, fully tiled walls, radiator, ceiling spot lighting and rear aspect upvc double glazed window.

OUTSIDE

Approached over a private road the property overlooks an open green space (a parcel of which is owned by each one of the residents within this exclusive cul-de-sac).

There are established gardens to the front with extensive lawn, well stocked flower beds and a range of trees providing a natural screen.



A sweeping driveway provides ample parking and access to the

Double Garage 7.56m x 7.21m [24'10" x 23'8"] with double electric up and over door, light and power.

Side aspect window, side entrance pedestrian door and further single, up and over garage door leading to the rear garden. There is also a Cloakroom comprising low flush wc, work surface with inset stainless steel sink and drainer unit and base unit below. Rear aspect upvc double glazed window and tiled flooring.

There is a substantial lawned rear garden with paved patio seating areas, well stock borders and summer house all enclosed by hedging and fencing, providing an ideal secure space for families with children and/or pets. Beyond which is a natural stream with a bridge and woodland area providing a natural screen offering a high degree of privacy.



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 E.

EPC RATING E

VIEWING

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

DIRECTIONS

From Ashbourne leave in a southerly direction along the A515 Sudbury/Lichfield road. After a short distance turn right off the main road into Clifton village. Continue up the hill and take the left turn just before the Church. Proceed along and turn left into Hollies Close where the property will be noted on the right hand side identified by our For Sale board.

Ref: FTA2263