

**A SUPERB FOUR/FIVE BEDROOM DETACHED PROPERTY OFFERING
EXTENSIVE AND FLEXIBLE FAMILY ACCOMMODATION**

**EDEN HOUSE
3 MILL LANE
ELLASTONE
DE6 2HF**



PRICE: OFFERS OVER £455,000

Occupying a desirable village location
The property has recently been fitted with new upvc double glazed
windows and facias
NO UPWARD CHAIN

DESCRIPTION

Occupying a desirable village location is this superb four/five bedroom detached property. Offering extensive living accommodation to include a spacious sitting room, conservatory and snug/office along with large living dining kitchen, perfect for family living and entertaining. There are four bedrooms along with a fifth bedroom or dressing room which is fitted with wardrobes, the master bedroom has an ensuite shower room and there is also a family bathroom.

The property is approached over a block paved driveway providing parking and access to a large garage with room above. There is an enclosed rear garden enjoying a good degree of privacy and borders the neighbouring field.

Ellastone is a highly regarded village with village inn and parish church, situated between Ashbourne and Uttoxeter. The River Dove is only a short distance away and there are numerous footpaths across the surrounding open countryside.

ACCOMMODATION

A partially double glazed front entrance door opens into the

Entrance Hall with radiator, staircase leading to first floor level, doors leading to the living kitchen, sitting room and cloakroom.

Cloakroom having low flush wc, wash hand basin, double glazed window and radiator.

Sitting Room 5.27m x 3.61m (17'4" x 11'10") with front aspect double glazed window, radiator, under stairs storage cupboard and upvc double glazed French doors opening into the conservatory.



Conservatory 4.46m x 4.21m (14'8" x 13'10") overall measurements. Having upvc double glazed windows, under floor heating and twin French doors opening onto the garden.



Living Dining Kitchen 6.84m x 5.82m (22'5" x 19'1") comprising a comprehensive range of modern kitchen units

including pan drawers, larder cupboard, display cabinet with glazed doors, wine rack and display shelving. Integrated appliances include Neff double oven, refrigerator, Neff five burner electric hob with extractor hood above. There is a central island with cupboards and drawers below. Work surfaces with inset one and a half bowl stainless steel sink and drainer unit, tiled splashback, recessed ceiling spot lighting, side and rear double glazed windows, two radiators, Kardene flooring and in built storage cupboard. Doors lead to the office and utility room.



Utility Room housing the Worcester oil fired central heating boiler and having plumbing for washing machine, wall mounted storage cupboards and shelving. There is a partially double glazed rear entrance door.

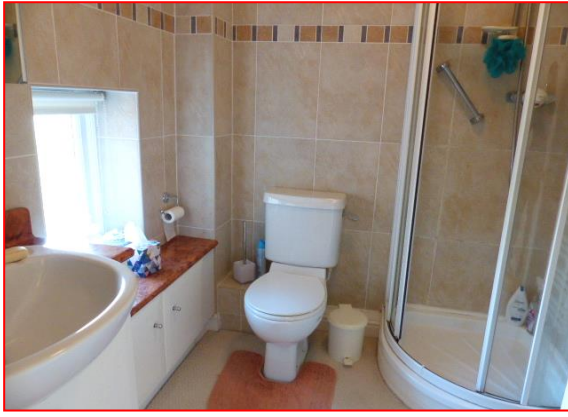
Office/Snug 5.28m x 2.70m (17'4" x 8'10") with double glazed windows, radiator and door leading to the garage.

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

Master Bedroom 5.72m x 5.27m (18'9" x 17'4") with dual aspect double glazed windows, two radiators and a range of fitted wardrobes across one wall. A door leads into the



En Suite with corner shower cubicle and mains control shower, vanity unit with wash hand basin, low flush wc, fully tiled walls, double glazed window, heated towel rail and extractor fan.



Bedroom Two 3.94m x 3.56m (12'11" x 11'8") with radiator and rear aspect double glazed window enjoying delightful views.



Bedroom Three 3.61m x 2.23m (11'10" x 7'4") with rear aspect double glazed window and radiator.



Bedroom Four 2.93m x 2.71m (9'7" x 8'11") with double glazed window and radiator.

Bedroom Five/Nursery/Dressing Room 2.23m x 2.08m (7'4" x 6'10") measured to the front of the wardrobes. Comprising fitted wardrobes with hanging rail and shelving, in built airing cupboard, rear aspect double glazed window and radiator.

Family Bathroom comprising a large walk in shower with Mira Sport electric shower, pedestal wash hand basin, low flush wc. Fully tiled walls, roof window and heated towel rail.

OUTSIDE

The property is approached over a block paved driveway providing ample parking and turning space along with access to the **Garage** 5.27m x 4.23m (17'4" x 13'10") with electric roller shutter door, pedestrian doors to the front and rear, light and power and staircase leading to an

Attic Room 4.19m x 3.65m (13'9" x 12') overall measurements. Having two roof windows and circular window along with exposed timber flooring.



To the rear of the property there is an enclosed garden with extensive paved patio and well stocked borders enclosed by fencing and hedging adjoining the neighbouring field. To the side of the property there is a paved area with vegetable plot, timber garden shed and oil tank.

SERVICES

It is understood that mains electricity, water and drainage 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 D

VIEWING

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

DIRECTIONS

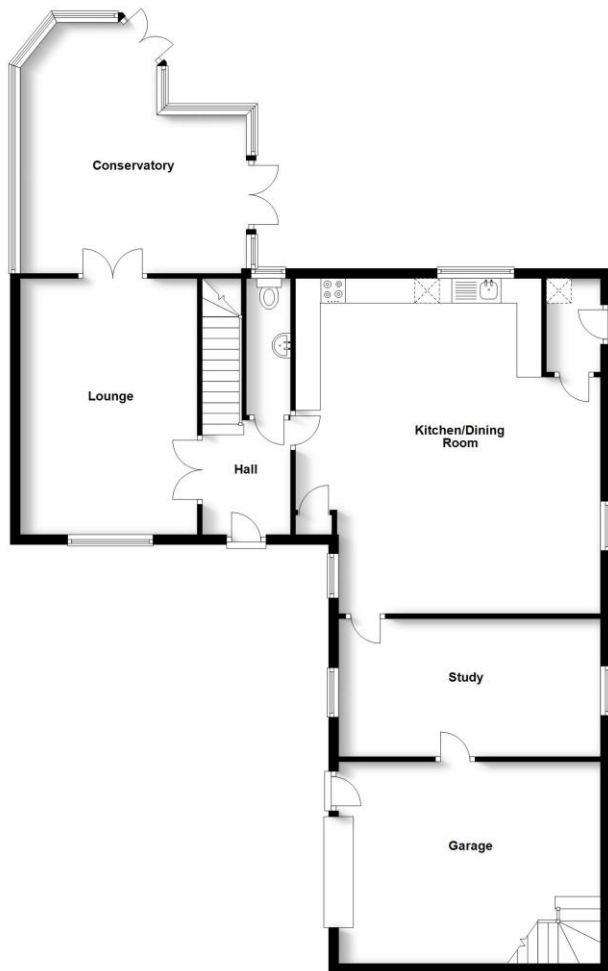
From Ashbourne town centre leave in a westerly direction along the main A52 Leek/Stoke road. After crossing over the River Dove at the village of Mayfield turn left signposted Ellastone and Uttoxeter and continue along through open countryside to the village of Ellastone. Upon entering the village follow the road as it bears round to the left continuing past the Duncombe Arms public house and then turn first left into Dove Street. Take the next left hand turning Mill Lane and the property is located at the end of a driveway noted by our For Sale board.



Ref: FTA2270

Ground Floor

Approx. 127.3 sq. metres (1369.8 sq. feet)



First Floor

Approx. 98.0 sq. metres (1054.3 sq. feet)



Total area: approx. 225.2 sq. metres (2424.1 sq. feet)

Eden House, 3 Mill Lane, Ellastone, Ashbourne, Derbyshire, DE6 2HF

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.