

**MOST DELIGHTFUL THREE BED SEMI**

**72 ST OSWALD'S CRESENT  
ASHBOURNE  
DE6 1FS**



**PRICE: O/A £195,000**

A value for money, family home with spacious rear garden

## DESCRIPTION

Occupying a quiet cul de sac location and yet most convenient for the shops and other facilities of Ashbourne town centre this modern, three bedroomed semi offers light and spacious, well appointed, gas centrally heated and sealed unit double glazed accommodation.

Considered ideal for occupation by the professional couple or those with a growing family the property has the additional benefit of a side driveway to provide car standing space as well as a good sized, landscaped rear garden.

An early internal viewing is highly recommended.

## ACCOMMODATION

A tiled canopy porch with flanking courtesy light shelters the upvc stained and leaded sealed unit double glazed front door to

**Reception Hall** having oak effect laminate floor finish, double panel central heating radiator and fitted coat pegs. Staircase off to first floor level, under stairs storage cupboard.

**Ground Floor Cloakroom** having fitments in white comprising low flush wc and corner wash basin with tiled splash back. Upvc sealed unit double glazed window and single panel central heating radiator.



**Full Width Sitting/Dining Room** 18'4" x 11'1" [5.59m x 3.38m] maximum overall measurements with double panel central heating radiator and upvc sealed unit double glazed sliding patio doors leading to the rear garden. Further matching sealed unit double glazed window. Two wall light points.



**Breakfast Kitchen** 9'4" x 10'2" [2.84m x 3.09m] having ceramic tiled floor and being comprehensively fitted with a good range of quality units providing base

cupboards, drawer bank and matching wall cupboards. There are ample round edge work surfaces with inset one and a half bowl stainless steel sink unit, ceramic tiled splash backs and appliance space with plumbing for washing machine. Gas and electric cooker points. Single panel central heating radiator. Useful counter/breakfast bar with round edge top. Sealed unit double glazed window.



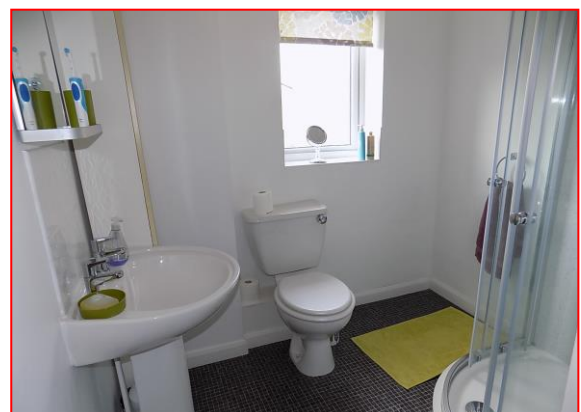
Staircase to first floor landing with upvc sealed unit double glazed window and spacious inbuilt double opening boiler/airing cupboard with wall mounted gas fired boiler for domestic hot water and central heating.



**Bedroom One** (rear) 11'2" x 9'6" [3.4m x 2.89m] maximum with upvc sealed unit double glazed window and single panel central heating radiator.

**Bedroom Two** (front) 11'2" x 8' [3.4m x 2.44m] with single panel central heating radiator and sealed unit double glazed window.

**Bedroom Three** 9'1" x 6'10" [2.77m x 2.08m] with upvc sealed unit double glazed window overlooking the rear garden and single panel central heating radiator.



**Shower Room** having contemporary three piece suite



in white comprising large quadrant shower cubicle with sliding, glazed shower screen doors and mains shower control, low flush wc and pedestal wash hand basin.



### OUTSIDE

The property occupies an enviable location at the end of a quiet cul de sac and stands behind a planted forecourt garden with spacious tarmacadam side driveway which provides useful car standing for two vehicles. There is an outside cold water tap and a pedestrian access gate to the rear garden.

The property has the benefit of a very good sized, private enclosed rear garden which features landscaped patio terrace, lawns, evergreens, shrubs and trees and further patio area. There is a most useful timber garden shed.

### 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 the wardrobes as currently situated in Bedrooms One and Two are included in the sale but no other fixtures and fittings are specifically included. 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.

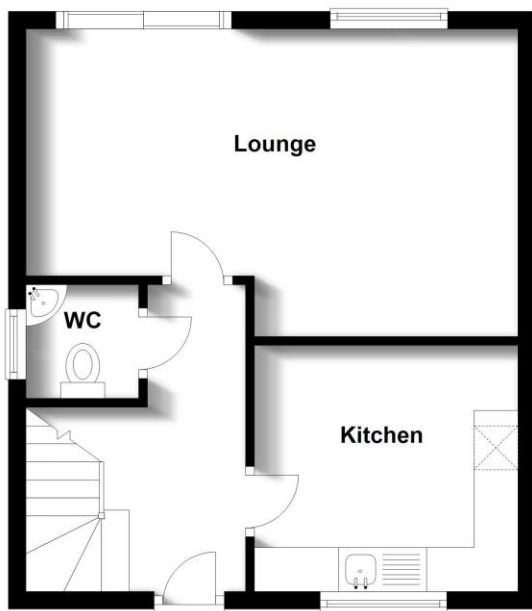
### DIRECTIONS

From the agents Church Street office turn left. Proceed through the traffic lights into St John Street and continue to the end. At the 'T' junction bear right into Park Road, continue along and then turn left into Park Avenue. Proceed along Park Avenue, turn third right into Dovedale Avenue and at the top turn left into St Oswald's Crescent. Continue to the very end of the cul de sac and the property will be found on the righthand side.

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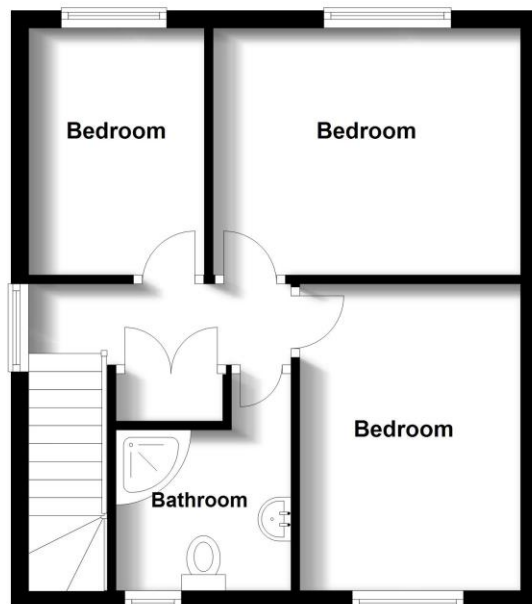
### Ground Floor

Approx. 35.8 sq. metres (385.7 sq. feet)



### First Floor

Approx. 35.8 sq. metres (385.6 sq. feet)



Total area: approx. 71.7 sq. metres (771.3 sq. feet)

**72 St Oswalds Crescent, Ashbourne, Derbyshire, DE6 1FS**

