

**A SUPERBLY MODERNISED AND APPOINTED, QUALITY RESIDENCE**

**THE FARTHINGS  
9 LAMBOURNE AVENUE  
ASHBOURNE, DE61BP**



**PRICE: O/A £375,000**

Occupying a quiet cul de sac location in a sought after residential area

## DESCRIPTION

Having been very comprehensively upgraded and improved by the current residents this detached, dormer style property which is gas centrally heated and sealed unit double glazed throughout offers beautifully appointed and presented 2/3 bedroomed accommodation in a popular and sought after location.

Standing on a good sized plot with ample car standing space with garage and with large, well stocked and private rear garden the property is considered ideal for occupation by the discerning professional couple, small family or even for those needing to accommodate a dependent relative.

The accommodation briefly comprises reception hall, sitting room, large conservatory, separate dining room, well fitted breakfast kitchen, snug/study/ground floor bedroom, ground floor shower room and utility. At first floor level master bedroom suite with double bedroom, dressing area and en suite shower room, further large double bedroom and family bathroom.

An early internal viewing is considered essential.

## ACCOMMODATION

A upvc sealed unit double glazed front door with matching, flanking side screen leads to

**Reception Hall** having oak bannister staircase to first floor level, single panel central heating radiator and very useful under stairs storage/broom cupboard.

**Ground Floor Shower Room** having high quality fitments in white comprising fully tiled shower cubicle with folding, glazed shower screen door and Mira electric shower, wash basin set into vanity unit with double cupboards beneath and further cupboard flanking low flush wc and a range of cupboards including double opening mirror fronted cupboard above. Towel rail radiator.



**Sitting Room** 15' x 12'4" [4.57m x 3.76m] maximum with recessed rustic brick fireplace having quarry tiled hearth and Aga cast iron log burning stove. Three wall light points, double panel central heating radiator, upvc sealed unit double glazed, double opening and bye-fold doors to

**Conservatory** 11'9" x 11' [3.58m x 3.35m] approximately. The conservatory which is south facing is brick based with upvc sealed unit double

glazed superstructure and solid roof, engineered oak floor, double panel central heating radiator and further electric heater. Double opening patio doors to the exterior rear.



**Snug or Ground Floor Bedroom** 10'1" x 7'8" [3.07m x 2.34m] with single panel central heating radiator and cant bay upvc sealed unit double glazed window to the front.



**Dining Room** 15'1" x 10'2" [4.6m x 3.09m] with two upvc sealed unit double glazed leaded windows to the front, double panel central heating radiator and feature polished marble fireplace with matching hearth and fitted decorative fuel effect electric fire.



**Breakfast Kitchen** 13' x 8'10" [3.96m x 2.69m] having ceramic tiled floor and being very comprehensively fitted with an excellent range of high quality units in light oak providing base cupboards and wall cupboards, matching drawer bank and ample slate effect work surfaces and matching breakfast bar. Tiled splash backs, inset one and a half bowl Franke sink unit with mixer tap. Integrated dishwasher and space for a range cooker. Full height splash back below Stoves extractor hood. Upvc sealed unit double glazed window overlooking the rear garden



and single panel central heating radiator. Inset ceiling spot lights and glazed door to



**Rear Hall/Utility Room** 11' x 5' [3.35m x 1.52m] having tiled floor to match the kitchen and partly tiled walls. Range of light oak fitted base and wall cupboard with matching integrated fridge freezer and integrated automatic washer/drier. One wall cupboard encloses the wall mounted gas fired boiler for domestic hot water and central heating. There are ample slate effect work tops. Upvc sealed unit double glazed window and door to exterior rear. Double opening doors to inbuilt shelved cloaks or pantry cupboard.

Staircase to first floor landing



**Master Bedroom Suite** comprising **Double Bedroom** 15' [4.57m] maximum x 8'10" [2.69m] with partially restricted head height, inset ceiling spot lights, single panel central heating radiator and sealed unit double glazed upvc window. Opening to

**En Suite Dressing Area** with Velux window and range of inbuilt wardrobe and storage cupboards and door off to

**En Suite Shower Room** having quality fitments in white comprising fully tiled shower cubicle with Mira mains control shower and folding sliding glazed shower screen door, wash hand basin set into vanity unit with cupboards and drawers and flanking low flush wc. Ceramic tiled splash backs, upvc sealed unit double glazed window and towel rail radiator.

**Bedroom Two** 13' [3.96m] to the front of the eaves wardrobes x 10'9" [3.28m] maximum having single panel central heating radiator, upvc sealed unit double glazed leaded window, inset ceiling spot lights and Velux roof light. Two double opening inbuilt eaves

wardrobe cupboards and a range of three further fitted cupboards with hanging rails and shelves.



**Principal Family Bathroom** having quality three piece suite in white comprising panelled spa bath with mixer tap, pedestal wash hand basin and low flush wc. Fully ceramic tiled floor with complementary full height wall tiling. Upvc sealed unit double glazed window and towel rail radiator.



## OUTSIDE

The property occupies a generously proportioned plot and stands behind a wide tarmac forecourt which is approached via double opening wrought iron gates which flank an attractive brick build boundary wall. There is an area of shaped lawned front garden with shrub, flower and evergreen beds. There is an outside cold water tap. The drive leads to an attached garage or workshop/store with electric light and power supply connected. The **Garage** measures approximately 22'10" x 8' [6.96m x 2.44m] to include the integral log store and there is a pedestrian door to the rear.



To the other side of the house there is a paved pedestrian access leading through a wrought iron

gate and this in turn leads to the very spacious and well stocked and well maintained rear garden. There is an extensive patio terrace immediately adjacent to the house with the paving extending past the patio to lead to the pedestrian garage door. Beyond the terrace is an extensive area of lawn with well stocked beds and borders with beyond again a further paved area with excellent greenhouse and very useful timber garden shed/workshop. The garden enjoys a very high degree of security and 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 D.

### EPC RATING band D

### VIEWING

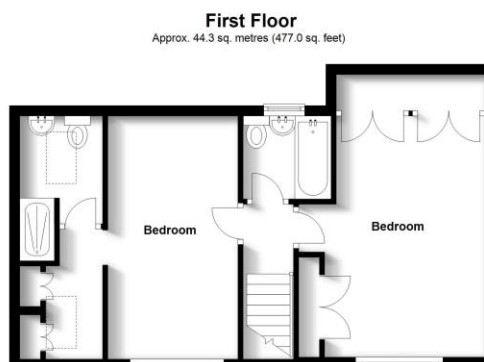
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

### DIRECTIONS

From the agents Church Street office turn left. At the traffic light junction turn right into Dig Street and Compton. At the next set of traffic lights continue straight over onto the main A52 Derby road. At the top of the hill turn right into Springfield Avenue and at the 'T' junction turn left onto Old Derby Road. Continue along and turn first left into Lambourne Avenue. The property will be found a little way along on the lefthand side.



Ref: FTA2275



[www.fidler-taylor.co.uk](http://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.