

**A MODERN AND FLEXIBLE THREE BEDROOM TOWN HOUSE LOCATED
WITHIN AN EXCLUSIVE PRIVATE GATED COURTYARD**

**17 THORNLEY PLACE
ASHBOURNE
DE6 1PQ**



PRICE: O/A £259,950

The location of the property is ideal for a stroll into the centre of the very sought after market town of Ashbourne

NO UPWARD CHAIN

DESCRIPTION

A modern and stylish three bedroom town house occupying a pleasant exclusive courtyard location within the heart of Ashbourne town centre. The property is arranged over three floors and offers flexible accommodation with the benefit of garaging and parking along with an enclosed rear garden.

ACCOMMODATION

A front entrance door opens into the

Entrance Hall with radiator, staircase leading to the first floor and under stairs storage cupboard. Doors lead off to the cloakroom, utility room and bedroom three.

Cloakroom comprising a low flush wc, pedestal wash hand basin with tiled splashback, front aspect upvc double glazed window and radiator.

Utility Room 2.75m x 1.97m (9' x 6'6") having base units with work surface over, inset stainless steel sink unit with drainer, tiled splashback, plumbing for washing machine and space for two appliances. Wall mounted cupboard housing the Glow Worm gas central heating boiler, tiled floor, radiator and partly double glazed rear entrance door.

Bedroom Three 3.38m x 2.74m (11'1" x 9') with radiator and upvc double glazed French doors opening onto the rear garden.



First Floor Landing with staircase leading to second floor, radiator and doors leading to the living/dining area.



Open Plan Living Dining Kitchen

'L' Shaped Living/Dining Area 4.81m (15'9") maximum and 2.60m (8'7") minimum x 8.88m (29'2") maximum and 2.64m (8'8") minimum. Having dual

aspect upvc double glazed French doors with Juliet balconies. Front aspect upvc double glazed window, coved ceiling and three radiators. The dining area opens into the



Kitchen 2.74m x 2.09m (9' x 6'10") comprising a range of wall and base kitchen units and drawers incorporating a wine rack. Integrated appliances include; fridge, freezer, Neff electric oven, Neff four burner electric hob with Neff stainless steel extractor hood above. Work surface with inset one and a half bowl stainless steel sink unit, tiled splashback and rear aspect upvc double glazed window.



Second Floor Landing with loft access, cylinder cupboard and doors leading to bedrooms one, two and the bathroom.

Bedroom One 4.79m x 2.91m (15'9" x 9'7") having dual upvc double glazed windows, radiator and door leading to the



En Suite Shower Room comprising a double shower cubicle with mains control shower, low flush wc, pedestal wash hand basin, partially tiled walls, radiator, shaver point and extractor fan.

Bedroom Two 4.03m x 2.66m (13'3" x 8'9") with rear aspect upvc double glazed window and radiator.



Family Bathroom comprising a panelled bath with glazed shower screen and shower attachment to the taps. Pedestal wash hand basin, low flush wc, partially tiled walls, rear aspect upvc double glazed window, radiator and ceiling spot lights.



OUTSIDE

To the front of the property there is a block paved driveway providing parking and access to the **Garage** with up and over door, light and power.

To the rear of the property there is an enclosed garden with slate and paved areas for ease of maintenance. There is also a rear entrance gate.



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 C.

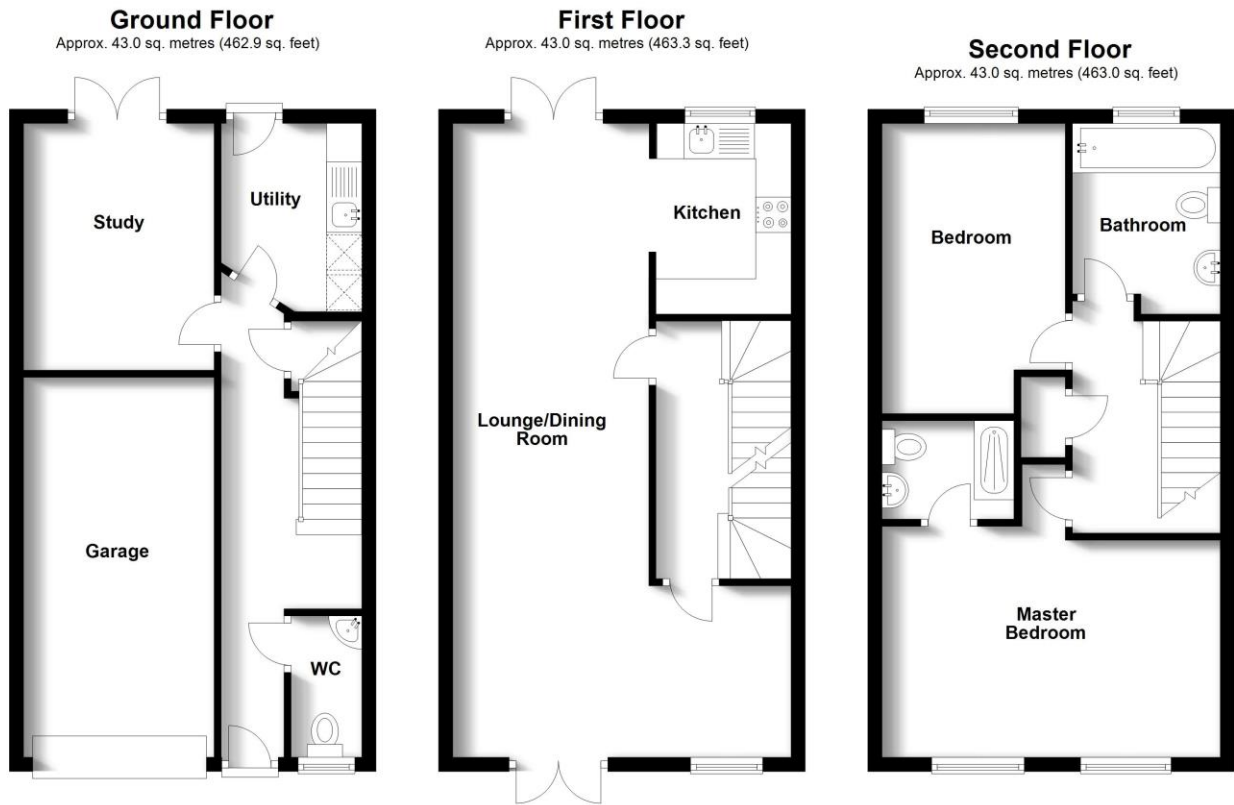
VIEWING

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

DIRECTIONS

From the agents Church Street office turn left. At the traffic light junction turn right into Dig Street, proceed over the bridge into Compton and Thornley Place will be found on the left hand side.

Ref: FTA2279



Total area: approx. 129.1 sq. metres (1389.2 sq. feet)
17 THORNLEY PLACE, ASHBOURNE, DERBYSHIRE DE6 1PQ

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.