

**A SUBSTANTIAL AND INDIVIDUAL DETACHED SPLIT LEVEL
FOUR BEDROOM FAMILY PROPERTY**

**60 WINDMILL LANE
ASHBOURNE
DE6 1EY**



PRICE: O/A £435,000

**PROVIDING SPACIOUS FLEXIBLE ACCOMMODATION
OFFERING TREMENDOUS SCOPE FOR MODERNISATION**

DESCRIPTION

Situated in one of Ashbourne's premier residential locations on an extensive plot extending to some 937 sq.m. or thereabouts (approaching ¼ of an acre) this substantial and individual split level family property provides spacious and interesting four bedroom, highly flexible and adaptable gas centrally heated and double glazed accommodation.

Now providing tremendous scope for alteration, extension or redevelopment to a new purchasers taste the property is well placed for ready access to the good range of facilities and amenities available in Ashbourne town centre and is convenient for ready access to main employment centres and also the delightful countryside of the Derbyshire Dales and Peak District.

The property is considered to be of interest to speculators, developers and builders as well as those discerning private purchasers looking to acquire or create an individual and unique family home.

ACCOMMODATION

Entrance Porch

Reception Hall 15'6" x 9'1" (4.72m x 2.77m) with staircases off to lower and upper levels.



Guest Cloakroom with wc, pedestal wash hand basin, radiator and front aspect upvc double glazed window.

Upper Ground Floor Bedroom 11'10" x 10' (3.61m x 3.30m) maximum with front aspect upvc double glazed window, radiator and built in wardrobes across one wall.

Lower Ground Floor

Lower Level L Shaped Sitting/Dining Room

22'6" x 13'9" (6.86m x 4.19m) and 12'5" x 10'1" (3.78m x 3.07m) with full height upvc double glazed picture windows. Radiator, stone feature fireplace with timber mantel and side plinths, inset gas fire. Two radiators and door leading to the



Fitted Breakfast Kitchen 14'1" x 9'8" (4.29m x 2.95m) comprehensively fitted with range of wall and base units and drawers, work surface with inset 1.5 bowl stainless steel sink and drainer unit. Tiled splashback, one of the units houses the Worcester gas central heating boiler for domestic hot water and central heating. Integrated Bosch electric double oven, Bosch electric four burner hob with extractor hood above and integrated Bosch dishwasher. space for further appliances. Rear aspect upvc double glazed window with views over the surrounding countryside.



Rear Sun Lounge 11' x 8'6" (3.35m x 2.59m) with tiled floor, and two sets of aluminium sliding patio doors.

Lower Ground Floor Bedroom Suite comprising

Bedroom 12' x 10'5" (3.66m x 3.17m) with rear aspect double glazed window, in built wardrobes and wall mounted heater.

En Suite Bathroom 12'6" x 6' (3.66m x 1.83m) comprising a panelled bath with shower attachment, low flush wc, pedestal wash hand basin and front aspect double glazed window.

First Floor Landing overlooking the reception hall with doors off to bedrooms one, two and the family bathroom.

First Floor Bedroom One 13'10" x 11'10" (4.22m x 3.61m) with full height upvc double glazed picture window and upvc double glazed exterior door opening onto the balcony. Fitted wardrobes and radiator.



First Floor Bedroom Two 14'1" (4.29m) maximum x 9'10" (3m) with rear aspect upvc double glazed window, radiator and fitted wardrobes.

Principal Family Bathroom 9'6" x 8'6" (2.89m x 2.59m) having bath with shower attachment, shower cubicle with mains control shower, low flush wc, pedestal wash hand basin, radiator, rear aspect window, in built cylinder cupboard and loft access.

OUTSIDE

Extensive split level garden plot of approximately 937 square metres, driveway and attached double garage. Gardens front and rear.



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 G

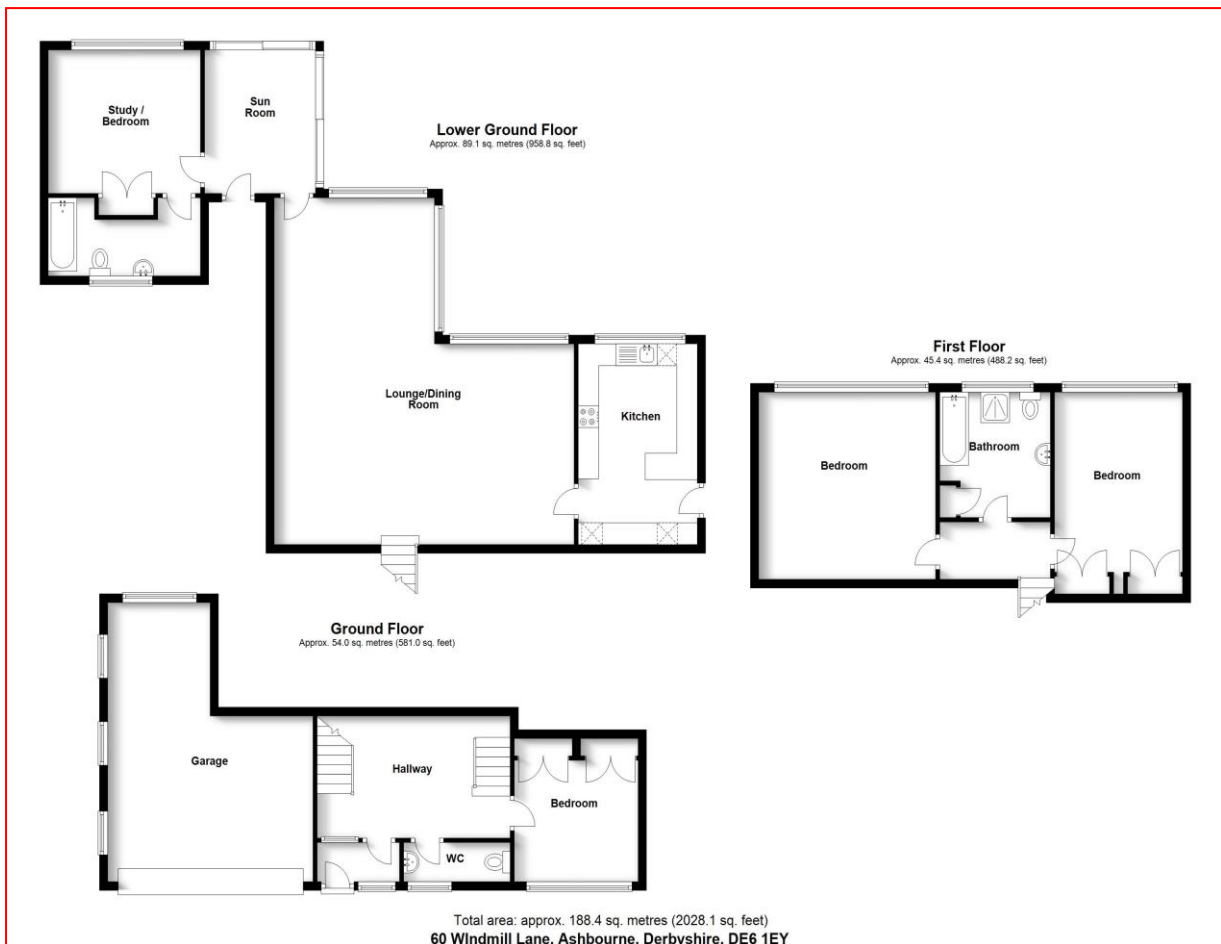
EPC RATING D

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, proceed through the traffic lights into St John Street and then bear left again into the Market Place. Continue straight up Buxton Hill and at the top of the hill turn right into Windmill Lane. Proceed along and No. 60 will be found towards the end on the right hand side marked by our for sale board.



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.