

DETACHED FAMILY HOME ON GOOD SIZED PLOT

**1 PINE CROFT
ASHBOURNE
DE6 1HS**



PRICE: O/A £239,950

A conveniently situated property ideal for the growing family

DESCRIPTION

Being set on a spacious corner plot with gardens to front, side and rear in an established and popular residential location this detached, three-bedroomed property which benefits from gas fired central heating and sealed unit double glazing throughout offers good sized accommodation ideal for occupation by the growing family.

Briefly comprising reception hall, sitting room, fitted dining kitchen, rear lobby, cloakroom and conservatory at ground floor level. There are three bedrooms upstairs with bathroom. Outside pleasant, well stocked spacious gardens, detached garage.

Early viewing highly recommended.

ACCOMMODATION

A upvc small pane sealed unit double glazed front door leads to

Reception Hall having fitted coat pegs, double panel central heating radiator and staircase off to first floor level.



Front Sitting Room 14'4" x 12'5" (4.37m x 3.78m) with white upvc sealed unit double glazed small pane window to the front, double panel central heating radiator and brick built fireplace with hardwood mantel, quarry tiled hearth and gas point. Understairs storage cupboard.



Dining Kitchen 15'6" x 10'6" (4.72m x 3.20m) the kitchen area being fitted with a good range of base and wall cupboards with ample round edge work surfaces having tiled splashbacks, inset single drainer stainless steel sink unit with mixer tap and appliance space with provision for washing machine or dishwasher. integrated Zanussi electric oven with four burner ceramic hob above and extractor fan over.

Understairs shelved pantry or storage cupboard and half small pane glazed sealed unit upvc door to conservatory. The dining area has wide small panel sealed unit double glazed upvc window overlooking the rear garden with double panel central heating radiator beneath.

Rear Lobby 5'9" x 3'10" (1.75m x 1.16m) with upvc sealed unit double glazed window and fitted shelves. Door off to

Guest Cloakroom having low flush wc and wall mounted wash hand basin with tiled splashbacks. Upvc sealed unit double glazed window and electric panel radiator.



Conservatory 10'4" x 7'3" (3.15m x 2.21m) being brick based and upvc sealed unit double glazed over and upvc sealed unit double glazed door to the exterior.

Staircase to first floor landing having upvc sealed unit double glazed window, single panel central heating radiator and in built boiler cupboard housing the wall mounted gas fired boiler for domestic hot water and central heating and having fitted slatted shelves.



Bedroom One (rear double) 14' x 9'6" (4.27m x 2.89m) maximum. Having upvc sealed unit double glazed window and single panel central heating radiator.

Bedroom Two (front) 11'2" x 8'5" (3.40m x 2.56m) with single panel central heating radiator and small pane glazed upvc sealed unit double glazed window to the front.

Bedroom Three 7'10" x 7' (2.39m x 2.13m) with upvc sealed unit double glazed small pane window, single panel central heating radiator.



Bathroom having beech effect floor, three piece suite in white comprising panelled bath with over bath Mira electric shower, pedestal wash hand basin and low flush wc. Single panel central heating radiator and upvc sealed unit double glazed window. Part ceramic tiled walls.



OUTSIDE

The property occupies a generous corner plot with a wide primarily lawned front garden having evergreen and flowering trees, shrubs and bushes. The garden extends around to the side where there are extensive gravelled beds and again decorative planting including bamboos and evergreens.

A flanking side driveway leads to the detached brick and tile garage with up and over door.

At the rear of the property there is a further good sized, private and enclosed garden which again has been landscaped for ease of maintenance and includes paved patio terrace, gravelled beds and borders and mature planting.

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 D

VIEWING

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

DIRECTIONS

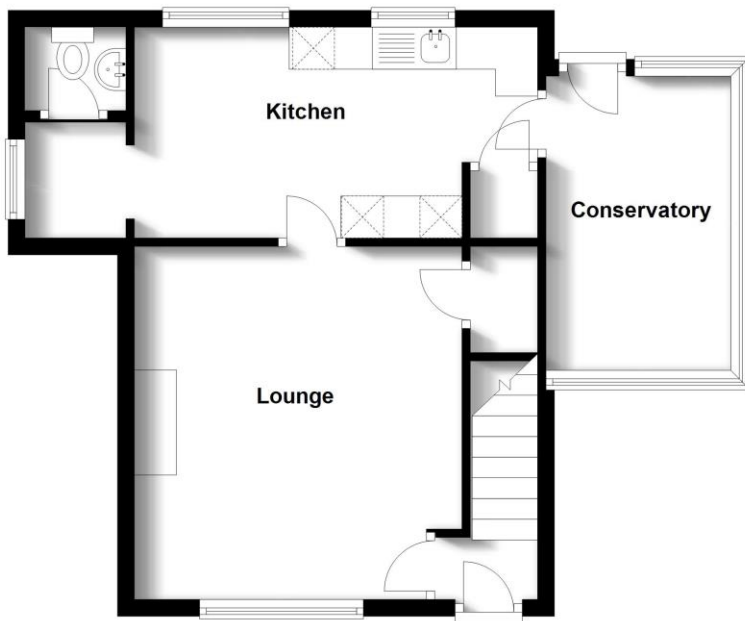
From the agents Church Street office turn left. At the traffic lights turn right along Dig Street and Compton and at the next set of lights continue straight over up the main A52 Derby Road. At the top of the hill turn right into Springfield Avenue and at the 'T' junction left into Old Derby Road and then right again into Willow Meadow Road. Follow the road round and Pine Croft will be noted on the righthand side.

Ref: FTA2293

25.9.19

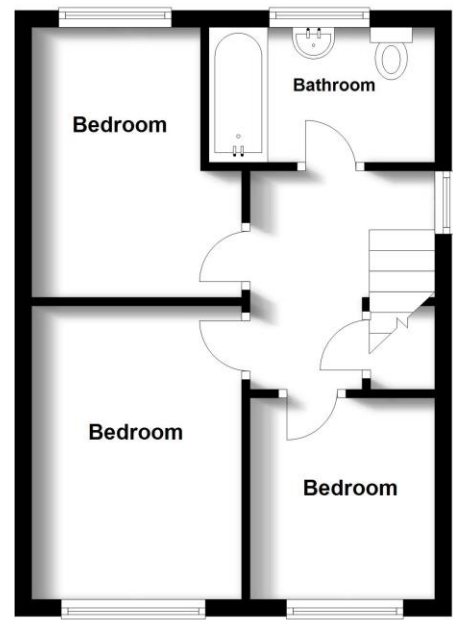
Ground Floor

Approx. 43.9 sq. metres (472.8 sq. feet)



First Floor

Approx. 32.7 sq. metres (351.8 sq. feet)



Total area: approx. 76.6 sq. metres (824.6 sq. feet)
1 Pine Croft, Ashbourne, Derbyshire, DE6 1ED

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.