

A HIGH QUALITY, THREE-STOREY, THREE/FOUR BEDROOM SEMI-DETACHED TOWNHOUSE WITH BALCONY, REAR GARDEN AND GARAGING

**32 AUCTION CLOSE
ASHBOURNE
DE6 1GQ**



PRICE: £270,000

Considered ideal for occupation by professional couples or the family purchaser
The flexibility afforded by this delightful home would, it is considered lend itself to
the opportunity of an Airbnb/holiday let or buy to let

INTERNAL VIEWING IS A MUST

DESCRIPTION

Occupying an enviable head of cul de sac position within this very popular and convenient residential development the property offers spacious, three/four bedroomed accommodation arranged over three levels.

The very well appointed, gas centrally heated and sealed unit double glazed property can only be fully appreciated by an early internal inspection and briefly comprises reception hall, guest cloakroom, ground floor bedroom and utility room. At first floor level there is a double aspect sitting/dining room with the sitting room having balcony and extensive views and there is also a comprehensively fitted kitchen. At second floor three bedrooms, one with en suite shower room facility and family bathroom.

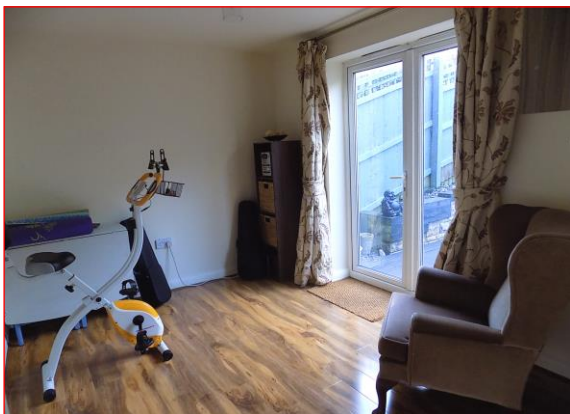
ACCOMMODATION

A panelled and sealed unit double glazed front door to

Spacious Reception Hall with sealed unit double glazed window, double panel central heating radiator and staircase off to first floor level. There is a most useful under stairs storage and cloaks cupboard.

Ground Floor Guest WC having fitments in cream comprising low flush wc and corner wash hand basin with tiled splash back. Single panel central heating radiator. The hall and cloakroom floor have beech effect timber finish.

Utility Room 8'2" x 6'3" [2.49m x 1.9m] with fitted single drainer stainless steel sink unit with pillar mixer tap and flanking round edge beech effect work surfaces. Fitted base cupboards and wall cupboards, tiled splash backs and appliance space with plumbing for automatic washing machine and provision for a tumble drier. Wall mounted gas fired Logic boiler for domestic hot water and central heating. Panelled, half sealed unit double glazed door to the rear garden.



Ground Floor Bedroom or Study 10'8" x 8'5" [3.25m x 2.56m] having most attractive timber laminate floor, single panel central heating radiator and upvc sealed unit double glazed double opening French doors to the rear garden.

Staircase to first floor level with landing having single panel central heating radiator and sealed unit double glazed upvc window with views over the rooftops towards the town and beyond. Most useful

inbuilt and spacious cylinder and airing cupboard housing the insulated copper hot water cylinder with fitted immersion heater and fitted slatted shelves.



Double aspect Sitting/Dining Room 24'8" x 10'5" [7.52m x 3.17m] the Sitting Room area which is situated to the front has double panel central heating radiator and double opening upvc sealed unit double glazed French doors with matching side screens which lead to a front balcony with decked sitting area. The balcony enjoys a far reaching open aspect over Ashbourne and to the adjoining countryside. There is a corniced ceiling and feature fireplace with fitted electric decorative fuel effect stove.



At the Dining Room end of the property there is a further double panel central heating radiator and double opening sealed unit double glazed doors to a Juliette balcony overlooking the rear garden. From the Dining Room a wide square opening leads to



Fitted Kitchen 10'6" x 6'3" [3.2m x 1.9m] having attractive ceramic tiled floor and a good range of quality fitted units providing base cupboards and wall cupboards, matching drawer bank and ample walnut work surfaces. There is an inset one and a half bowl single drainer ceramic sink unit with mixer tap and

appliance space under with plumbing for a dishwasher. (The dishwasher currently fitted will be included in the sale). Ceramic tiled splash backs and provision for a range cooker (the Flavel Aspen 100 stove currently situated in the kitchen with eight-burner gas hob, double electric oven, separate grill and warming drawer will be included in the sale).

Staircase to second floor level with further landing having loft access hatch with fitted loft ladder leading to fully boarded illuminated loft space.



Master Bedroom Suite comprising **Bedroom** 12'5" x 10'8 [3.78m x 3.25] with single panel central heating radiator, sealed unit double glazed window to the front and a range of fitted bedroom furniture comprising two double opening wardrobes with cupboards above and double bed inset with fitted top cupboards.

En Suite Shower Room being of spacious proportions with three-piece suite comprising low flush wc, pedestal wash hand basin, all with tiled splash backs and fully tiled shower cubicle with double opening glazed shower screen doors and Aqua Lisa mains shower control. Single panel central heating radiator, shaver point, double glazed window.



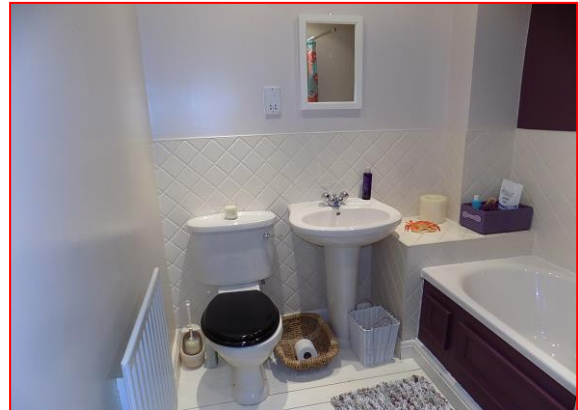
Bedroom Two (rear double) 9'9" x 8'4" [2.97m x 2.54m] plus door recess with beech effect laminate floor, single panel central heating radiator, upvc sealed unit double glazed window overlooking the rear garden and also a sealed unit double glazed roof light. There is a range of inbuilt bedroom furniture with sliding mirrored doors.

Bedroom Three 11'3" x 6'10" [3.43m x 2.08m] primarily currently utilised as a dressing room this room has a upvc sealed unit double glazed window, single panel central heating radiator and a range of

inbuilt furniture providing dressing unit with fitted drawers and flanking cupboard, tall shelf unit and deep double opening wardrobe with fitted hanging rails and shelf.



Principal Family Bathroom having contemporary fitments in white comprising panelled bath with mixer tap and shower handset, pedestal wash hand basin and low flush wc. Part ceramic tiled walls, inset ceiling spot lights, shaver point and double panel central heating radiator.



OUTSIDE

The property occupies an enviable head of cul de sac location and stands behind a double width block paved driveway which leads to the integral garage with up and over door, electric light and power supply.

To the rear a most pleasant, landscaped terraced garden with paved patio area and flanking deck and steps up to slated and planted beds and further high level sun deck. The garden offers a high degree of privacy and tranquillity.



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 C

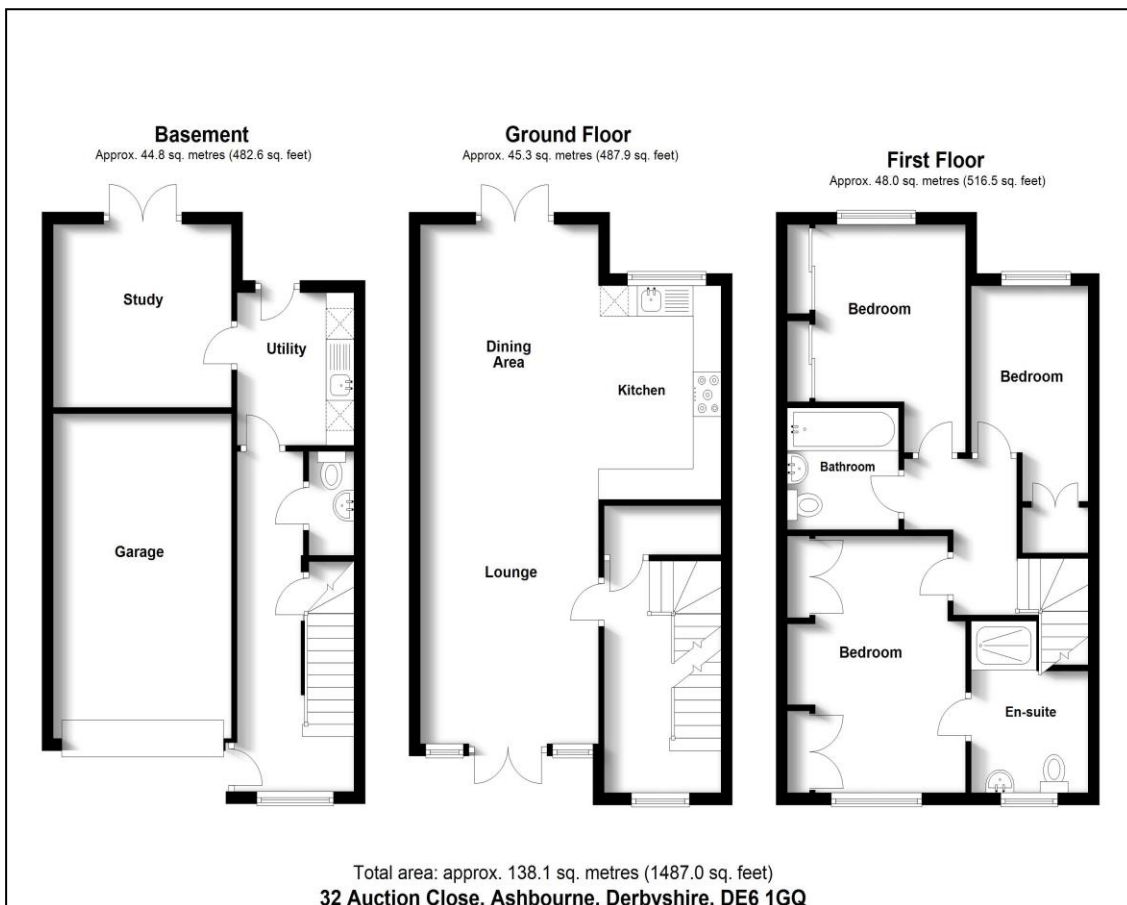
VIEWING

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

DIRECTIONS

From the agents Church Street office turn left. Continue through the traffic lights into St John Street and then bear left into the Market Place. At the top of the Market Place turn right into King Street and then first left into Auction Close. Continue to the very top of the Close and the property will be found directly ahead marked by our for sale board.

Ref: FTA2301



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.