

**A MODERNISED AND EXTENDED TRADITIONAL FOUR BEDROOM SEMI
DETACHED FAMILY HOME**

**12 GREENWAY
ASHBOURNE
DE6 1EF**



PRICE: OIRO £335,000

Occupying a sought after residential location within walking distance
of Ashbourne town centre

DESCRIPTION

A well presented, traditional semi detached property having been extended to provide four bedroom family accommodation, finished to a high standard to include oak internal doors, 'Howdens' fitted kitchen and luxury fitted bathrooms.

The property briefly comprises entrance hall, sitting room opening into the dining room, conservatory along with spacious 'L' shaped breakfast kitchen to the ground floor. On the first floor there are four bedrooms along with family bathroom and a shower room.

The property stands on a good sized plot with double driveway to the front along with a generous sized rear garden with lawn and extensive paved patio areas.

Occupying a sought after residential location conveniently placed within walking distance of the town centre, Ashbourne Primary School and Queen Elizabeth's Grammar School.

ACCOMMODATION

A upvc double glazed front entrance door opens into

Entrance Hall with staircase leading to the first floor, radiator, under stairs storage cupboards and doors lead to the kitchen and

Dining Room 4.03m x 3.52m [13'3" x 11'7"] having a picture rail and inbuilt cupboards, one of which has glazed doors. The dining room opens into the



Sitting Room 3.63m x 3.6m [11'11" x 11'10"] with front aspect upvc double glazed window, radiator, picture rail and feature brick fireplace with timber mantel and tiled hearth and inset wood burning stove.

From the dining room double glazed sliding patio doors open in the

Conservatory 3.53m x 3.39m [11'7" x 11'2"] having a radiator, upvc double glazed windows and French doors opening onto the garden.

'L' Shaped Breakfast Kitchen 4.87m [16'] maximum and 2.45m [8'] minimum x 8.09m [26'7"] maximum and 3.89m [12'9"] minimum.

Fitted with a 'Howdens' kitchen comprising a comprehensive range of wall and base units and drawers, two display cabinets with glazed doors, integrated dishwasher and wine fridge. Range style Leisure cooker with five ring gas hob, two ovens and grill along with a stainless steel extractor hood above. There is a central island with cupboards below, work surfaces incorporating a stainless steel one and a half bowl sink and drainer unit. Space and plumbing for a washing machine and tumble drier, further cupboard housing the Ideal gas central heating boiler, laminate flooring with under floor heating. Ceiling spot lighting, front and rear aspect upvc double glazed windows, upvc double glazed side entrance door and upvc double glazed French doors opening onto the garden.



First Floor Landing with doors off to the bedrooms and bathrooms.

Bedroom One 3.63m x 3.61m [11'11" x 11'10"] with upvc double glazed front aspect window, radiator, inbuilt wardrobe and feature tiled fireplace.

Bedroom Two 4.03m x 3.39m [13'3" x 11'2"] with rear aspect upvc double glazed window, radiator, loft access, feature tiled fireplace and inbuilt storage cupboard.



Bedroom Three 2.94m x 2.28m [9'8" x 7'6"] with upvc double glazed window and radiator.

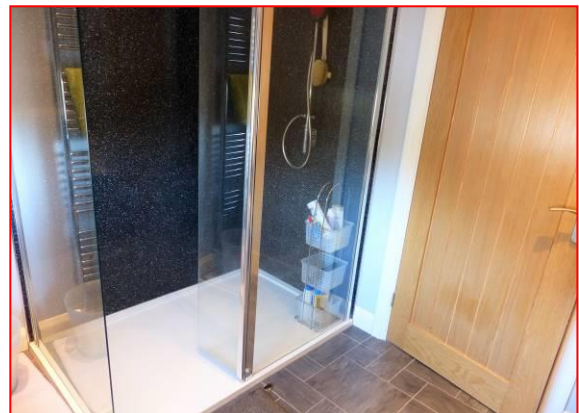


Bedroom Four 3.83m maximum x 2.47m [12'7" maximum x 8'1"] with rear aspect upvc double glazed window and radiator.

Family Bathroom having fully tiled walls and flooring, comprising bath with mains control shower over, wash hand basin with vanity unit below and low flush wc. Ceiling spot lighting, front aspect upvc double glazed window and heated towel rail.



Shower Room comprising a double shower cubicle with mains control shower, wash hand basin with vanity unit below, low flush wc, ceiling spot lighting, front aspect upvc double glazed window and heated towel rail.



OUTSIDE

To the front of the property there is a double driveway and paved fore garden. There is a pleasant and generous sized enclosed rear garden with lawn and extensive paved patios. The garden enjoys a good degree of 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 C.

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, proceed through the traffic lights into St John Street and at the junction continue straight over into Cokayne Avenue. At the junction turn right into The Green Road, then turn first left into Greenway where the property will be found a little way along on the right hand side identified by our For Sale board.

Ref: FTA2297

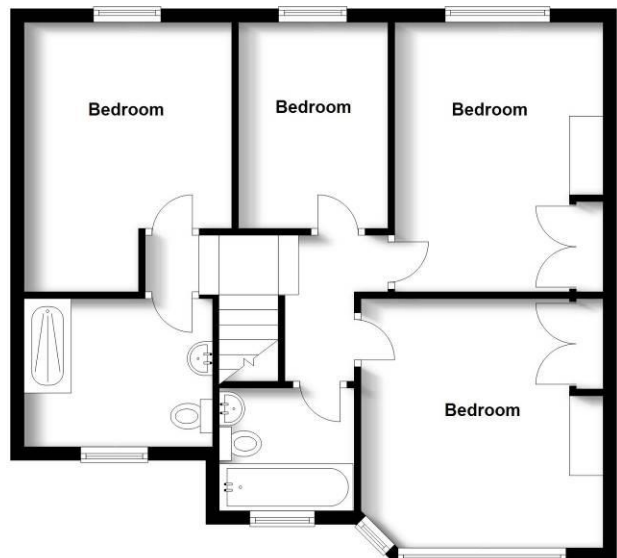
Ground Floor

Approx. 79.9 sq. metres (860.5 sq. feet)



First Floor

Approx. 61.4 sq. metres (660.5 sq. feet)



Total area: approx. 141.3 sq. metres (1521.0 sq. feet)
12 Greenway, Ashbourne, Derbyshire, DE6 1FF

www.fidler-taylor.co.uk