

**A SPACIOUS AND WELL APPOINTED THREE BEDROOM SEMI DETACHED
FAMILY HOME WITH ENCLOSED REAR GARDEN AND ALLOCATED
PARKING**

**11 WILLOW MEADOW ROAD
ASHBOURNE
DE6 1HJ**



PRICE: O/A £200,000

Occupying a convenient and popular residential location
VIEWING RECOMMENDED
NO UPWARD CHAIN

DESCRIPTION

A well appointed and spacious three bedroom semi detached property situated in a popular residential area with allocated parking space and enclosed rear garden enjoying a good degree of privacy. The accommodation briefly comprises entrance hall, cloakroom, sitting room, dining kitchen, utility room, three bedrooms and family bathroom.

ACCOMMODATION

A partially glazed wooden front entrance door with side window opens into the

Entrance Hall with wooden flooring, radiator, staircase leading to first floor level, under stairs storage cupboard and doors leading to sitting room, kitchen and cloakroom.

Cloakroom with low flush wc, pedestal wash hand basin, upvc double glazed side aspect window, coved ceiling, wood panelling to half height and oak flooring.



Sitting Room 3.82m x 2.25m (12'6" x 7'5") with front aspect upvc double glazed window, radiator, feature fireplace with inset electric fire, coved ceiling and oak flooring.



Dining Kitchen 6.53m x 3.14m (21'5" x 10'4") comprising a modern range of wall and base units and drawers, integrated electric oven, Whirlpool electric hob with stainless steel extractor hood above. Work surface with breakfast bar and inset one and a half bowl stainless steel sink and drainer unit, tiled splashbacks, plumbing for dishwasher and washing machine. Coved ceiling, rear aspect upvc double glazed window, radiator and partially glazed double glazed French doors open onto the rear garden. A door leads into the



Utility Room 2.92m x 1.51m (9'7" x 4'11") with wall and base units, work surface, coved ceiling and stable door leading to the rear garden.

First Floor Landing with loft access, in built over stairs storage cupboard and doors lead to the bedrooms and bathroom.



Bedroom One 4.28m x 3.16m (14' x 10'4") with rear aspect upvc double glazed window, coved ceiling and radiator.



Bedroom Two 3.29m x 3.20m (10'9" x 10'6") with rear aspect upvc double glazed window, coved ceiling and radiator.

Bedroom Three 2.73m x 2.24m (9' x 7'4") with front aspect upvc double glazed window, coved ceiling, radiator and laminate flooring.



Family Bathroom 3.05m x 1.43m (10' x 4'8") comprising a panelled bath with Mira electric shower over, pedestal wash hand basin, low flush wc, fully tiled walls, coved ceiling, front aspect upvc double glazed window, heated towel rail and in built cupboard housing the Ideal gas central heating boiler.

OUTSIDE

The property is set back from the road behind a green area. A pathway leads to the front entrance door and continues to the side of the property where there is a large timber shed and a gate leading into the rear garden.

To the rear of the property there is a pleasant enclosed garden with paved patio and artificial grass along with a timber shed. The rear garden provides a good degree of privacy.

There is also allocated parking.



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 B

EPC RATING band D

VIEWING

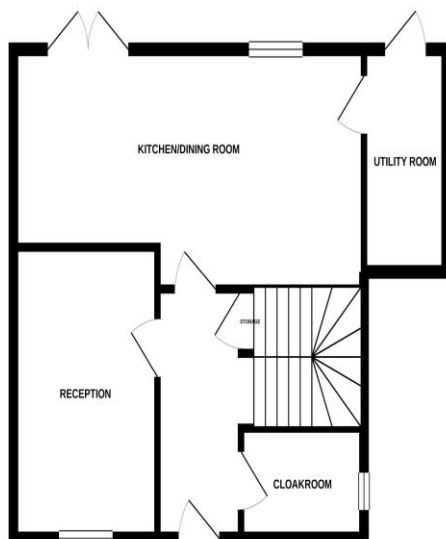
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

DIRECTIONS

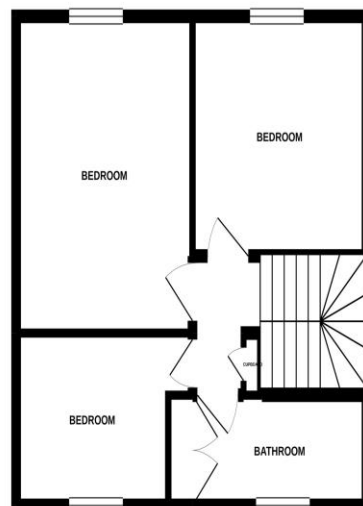
From the agents Church Street office turn left. At the traffic light junction turn right into Dig Street and Compton and at the next set of lights continue straight over onto Derby Road. Take the right hand turning just after Preston's Garage into Old Derby Road then turn second left into Willow Meadow Road and the property is located on the left hand side noted by our For Sale board.

FTA2305

GROUND FLOOR
500 sq. ft. (46.5 sq. m.) approx.



1ST FLOOR
391 sq. ft. (36.4 sq. m.) approx.



TOTAL FLOOR AREA: 892 sq. ft. (82.8 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.