

AN EXCELLENT TWO BEDROOM SEMI IN IDYLIC PEAK PARK SETTING

**2 CHESTNUT COTTAGES
PARWICH
DE6 1QL**



PRICE: O/A £220,000

An affordable home in a delightful village location

DESCRIPTION

Set close to the heart of the delightful and sought after Peak Park Village of Parwich which boasts an excellent range of local facilities including village School, shop, pub, Church, sports fields etc this traditionally styled semi detached house offers spacious two bedroom accommodation.

Benefitting from sealed unit double glazing and oil fired central heating throughout the house which occupies a very spacious plot briefly comprises entrance hall, double aspect sitting room, extended fitted dining kitchen, two double bedrooms and bathroom. The property also lends itself to further alteration and extension (subject to necessary consents). There are good sized gardens to front and rear with ample car standing and potential space.

An early viewing is enthusiastically encouraged.

ACCOMMODATION

A canopy porch shelters the upvc sealed unit double glazed front door to

Reception Hall having staircase off to first floor level, under stairs storage cupboard and double panel central heating radiator.

Double aspect Sitting Room/ Dining Room 19'6" x 10'6" [5.94m x 3.2m] having upvc sealed unit double glazed windows to both front and rear, double panel and single panel central heating radiators and stone fireplace with hardwood mantel, quarry tiled hearth and provision for open fire. Door to



Extended Breakfast Kitchen 6'10" x 10' [2.08m x 3.05m] and 8'8" x 8'7" [2.64m x 2.61m]. the kitchen has a ceramic tiled floor and is fitted with a comprehensive range of kitchen units providing base and wall cupboards, drawer bank and ample round edge work surfaces with inset one and a half bowl sink unit and appliance space beneath with plumbing for washing machine. Electric cooker recess, two double panel central heating radiators, three upvc sealed unit double glazed windows and upvc sealed unit double glazed door to the exterior rear.



Under Stairs Pantry Cupboard with double glazed window, electric light, shelves and tiled thrall.

Staircase to first floor landing with upvc sealed unit double glazed window.

Bedroom One (front) 14'9" x 9" [4.49m x 2.74m] with single panel central heating radiator and two upvc sealed unit double glazed windows. Deep over stairs storage recess.



Bedroom Two (rear) 10'2" x 10'2" [3.09m x 3.09m] with upvc sealed unit double glazed window overlooking the rear garden and towards the church, single panel central heating radiator, inbuilt cylinder and airing cupboard housing the insulated copper hot water cylinder with fitted immersion heater and fitted slatted shelves.



Bathroom having ceramic tiled floor and fully ceramic tiled walls, three piece suite in white providing pine panelled bath with over bath Mira electric shower, pedestal wash hand basin and low flush wc. Two sealed unit double glazed windows in upvc, single panel central heating radiator. Pine ceiling.



OUTSIDE

The property occupies a spacious plot and stands behind a mature, primarily lawned front garden with shrubs, trees and bushes and is bounded from the road by a natural stone wall. A flanking block paved driveway is accessed through double opening gates and provides a very useful and good sized car standing area. To the rear of the property there is a further large garden which again is primarily lawned but with evergreen and other shrubs and bushes. There is a timber garden shed.

SERVICES

It is understood that mains water, electricity and drainage are connected to the property which benefits from oil fired central heating from a wall mounted boiler situated in the kitchen..

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. It is further understood that the property is subject to an occupancy clause which restricts the occupation of the property to persons who have lived in Derbyshire for at least 3 years.

COUNCIL TAX

For Council Tax purposes the property is in band C.

EPC RATING D

VIEWING

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

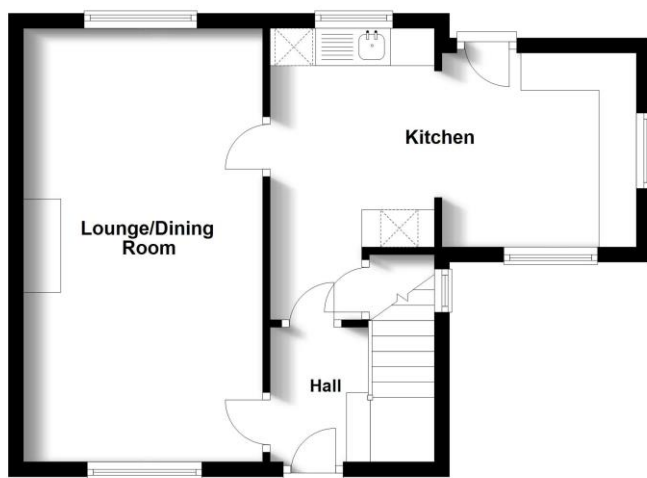
DIRECTIONS

From Ashbourne town centre leave in a northerly direction along the A515 Buxton Road, just before the village of Fenny Bentley turn right signposted Parwich & Bakewell. Continue along for approximately 3 miles before turning left signposted Parwich. Proceed into the village and Chestnut Cottages will be found on the left hand side with No. 2 marked by our for sale board.

Ref: FTA2312

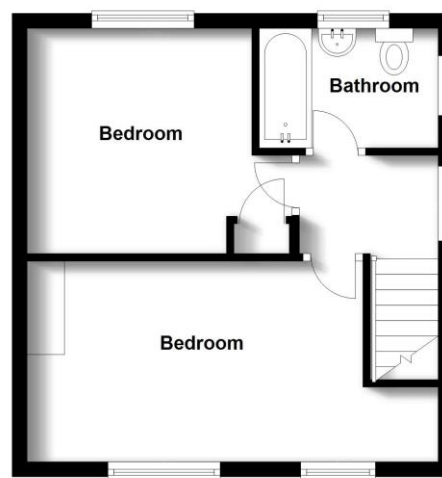
Ground Floor

Approx. 38.9 sq. metres



First Floor

Approx. 31.9 sq. metres



Total area: approx. 70.8 sq. metres

2 Chestnut Cottages, Parwich, Ashbourne, Derbyshire, DE6 1QL

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.