

**DELIGHTFULLY PRESENTED AND WELL PROPORTIONED FAMILY
RESIDENCE**

**6 HAZEL CLOSE
ASHBOURNE
DE6 1HX**



PRICE: O/A £245,000

**Good sized three bedroom detached home in popular residential
location**

DESCRIPTION

Being situated in a most pleasant and quiet cul de sac in an established residential location convenient for the shops and facilities of Ashbourne this detached three bedroom property is considered ideal for occupation by the growing family.

Benefitting from gas fired central heating and sealed unit double glazing throughout the very well presented accommodation briefly comprises reception hall, double aspect sitting room, conservatory, separate dining room, fitted kitchen. At first floor level there are three generous bedrooms and bathroom. Outside gardens front and rear, attached garage.

An early internal viewing is enthusiastically encouraged.

ACCOMMODATION

A front door leads to **Spacious Reception Hall** having single panel central heating radiator with shelf over, staircase off to first floor level with useful understairs storage cupboard.



Ground Floor Guest Cloakroom with low flush wc, wall mounted wash hand basin and sealed unit double glazed window.

Double Aspect Sitting Room 21'3" x 13'1" (maximum) (6.48m x 3.99m). small pane curved bay sealed unit double glazed window to the front, two double panel central heating radiators and feature stone fireplace with quarry tiled hearth and fitted decorative fuel effect gas fire. Aluminium framed sealed unit double glazed sliding patio door at the rear leads to



Conservatory 11'2" x 6' (3.40m x 1.83m) having tiled floor and being brick based with sealed unit double glazed super structure over and access to the rear garden.

Dining Room 14'3" x 9'8" (4.34m x 2.95m) with feature arched ornament alcove and in built cloaks or storage cupboard. Door off to

Fitted Kitchen 11'8" x 8'8" (3.56m x 2.64m) having a good range of base cupboards and wall cupboards with double

opening glazed display wall cupboard and a range of worktops having tiled splashbacks, inset 1.5 bowl single drainer sink unit with mixer tap, integrated oven and hob. There is appliance space with plumbing for washing machine and dishwasher. Door to the exterior side.



Staircase to first floor level with spacious landing with in built cylinder and airing cupboard having insulated copper hot water cylinder and fitted immersion heater.

Bedroom One (rear double) 13'4" x 10'4" (4.06m x 3.15m) with central heating radiator and sealed unit double glazed window overlooking the rear garden.

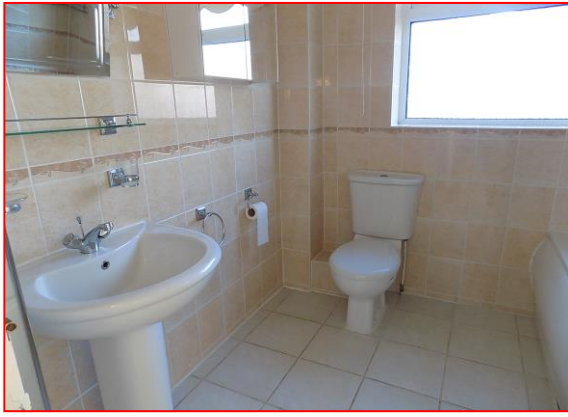


Bedroom Two (front double) 10'8" x 10'3" (3.25m x 3.12m) having a range of fitted in built wardrobe furniture, single panel central heating radiator and sealed unit double glazed small pane window.



Bedroom Three (front) 7'9" x 7'5" (2.36m x 2.26m) with useful overstairs storage cupboard, central heating radiator and sealed unit double glazed window.

Bathroom having fitments in white comprising panelled bath, pedestal wash hand basin and low flush wc. Overbath electric shower, tiled walls.



OUTSIDE

The property is situated at the end of a pleasant and quiet residential cul de sac and stands behind a good sized open plan front garden.

A flanking driveway leads to the attached brick built garage with up and over door and light and power connected. The garage houses the wall mounted gas fired boiler for domestic hot water and central heating.

To the rear of the property there is a most pleasant private and enclosed primarily lawned rear garden with bushes, shrubs, evergreens etc.

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 Ashbourne town centre leave in a south easterly direction along the main A52 Ashbourne to Derby road. At the top of the hill turn right into Springfield Avenue and at the end turn left into Old Derby Road. Turn first right into Willow Meadow Road, right again into Beech Drive and follow the road round before turning right into Poplar Crescent. Hazel Close is the first left hand turning.

Ref: FTA2314

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.