

AN ELEGANT TRADITIONALLY STYLED, DETACHED FAMILY RESIDENCE

**TIMBER TOPS
28 LAMBOURNE AVENUE
ASHBOURNE, DE6 1BP**



PRICE: OFFERS OVER £300,000

A superior, three bedroomed house in sought after location

DESCRIPTION

Situated in a very popular and sought after residential location, convenient for the amenities and facilities of Ashbourne this detached, three bedroomed property has the additional benefit of a large garden plot.

Briefly comprising spacious reception hall, large 'L' shaped sitting room and dining room, fitted kitchen, three bedrooms and bathroom the property has delightful gardens to front and rear. There is ample car standing space and a very useful garage. The accommodation is centrally heated and sealed unit double glazed and is considered to provide tremendous scope and potential for further extension or modification to a new purchasers taste.

Early viewing is considered essential.

ACCOMMODATION

An oak effect panelled and sealed unit double glazed, upvc front door leads to

Entrance Lobby opening to

Reception Hall 10'5" x 9'5" [3.17m x 2.87m] maximum with upvc sealed unit double glazed window, double panel central heating radiator, corniced ceiling and staircase off to first floor level. Door off to

Large Walk-in Cloaks Cupboard with fitted coat pegs.

'L' Shaped Sitting Room/Dining Room the sitting room measuring 16'7" x 10' [5.05m x 3.05m] with feature polished marble fireplace with matching hearth and fitted inset decorative fuel effect gas fire. There are oak effect upvc sealed unit double glazed, double opening French doors with matching side screens leading to and providing super views over the large rear garden. The dining area measures 9' x 8' [2.74m x 2.44m] with upvc sealed unit double glazed window, double panel central heating radiator and connecting door to



Kitchen 11'5" x 8'5" [3.48m x 2.56m] with terrazzo tiled floor and single panel central heating radiator. The kitchen has a good range of high quality units in light oak providing base cupboards, wall cupboards and drawer bank, matching corner shelf unit and ample marble effect work surfaces with inset one and a half bowl single drainer stainless steel sink unit with

mixer tap. Appliance space with plumbing for automatic washing machine enclosed by a matching cupboard door, splash backs to match the work tops and Bosch extractor hood. There is an integrated Bosch electric double oven with four burner ceramic hob over. There is a upvc sealed unit double glazed window with flanking upvc sealed unit double glazed panelled door to the exterior side and also a connecting door to the reception hall.



Under Stairs Pantry accessed from the kitchen the pantry has a double glazed window and fitted shelves and terrazzo tiled floor.

Staircase to first floor level having landing with sealed unit double glazed window and corniced ceiling. Inbuilt boiler cupboard housing the wall mounted gas fired Worcester boiler for domestic hot water and central heating.

Bedroom One (rear double 12'10" x 10' [3.91m x 3.05m] having upvc sealed unit double glazed window overlooking the rear garden, single panel central heating radiator.



Bedroom Two (front) 10' x 10' [3.05m x 3.05m] with upvc sealed unit double glazed window, single panel central heating radiator and inbuilt bedroom furniture comprising two double opening wardrobes with cupboards above and flanking fitted shelves.

Bedroom Three (rear) 8'6" x 8' [2.59m x 2.44m] with upvc sealed unit double glazed window overlooking the rear garden, single panel central heating radiator.

Bathroom having original quality fitments in pink comprising panelled bath with over bath mains control shower, pedestal wash hand basin and low flush wc. Single panel central heating radiator, fully ceramic tiled walls. Sealed unit double glazed window.



OUTSIDE

The property occupies a very spacious plot and stands behind a primarily lawned front garden with planted rose and evergreen shrub and flower borders. A flanking tarmac driveway provides useful car standing space and leads to the attached brick built garage with up and over door and electric light and power supply. There is an outside cold water tap and a covered side passageway between the garage and the house leads to the rear,

The rear garden of the property is one of its many particular features being extremely spacious. There is a crazy paved patio terrace immediately to the rear of the house which in turn gives to a very long garden which is laid primarily to lawn but again features extremely well stocked shrub, evergreen and flower borders. There is a feature heather bed and rockery. A most useful timber garden shed and immediately behind the garage is an integral garden store.



SERVICES

It is understood that all mains services are connected to the property.

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 band C

VIEWING

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

DIRECTIONS

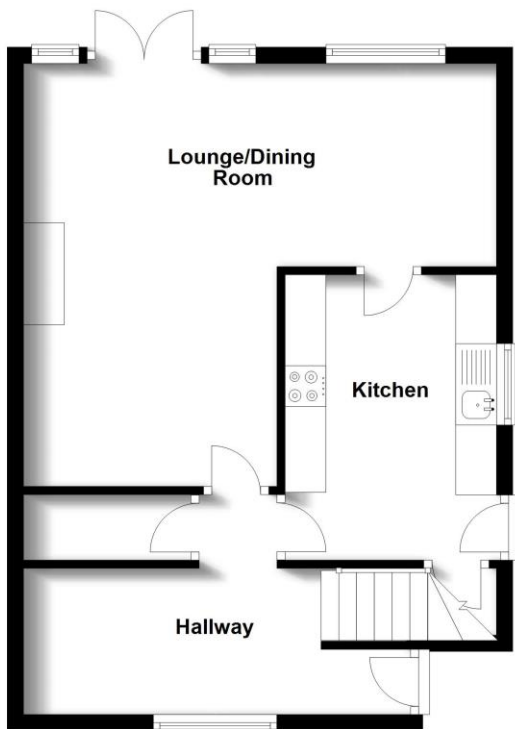
From the agents Church Street office turn left and at the traffic lights turn right into Dig Street and Compton. At the next set of traffic lights proceed straight over and continue up the main A52 Derby Road. At the top turn right into Springfield Avenue and then left into Old Derby Road. Continue along before turning left again into Lambourne Avenue, follow the road around the No.28 will be found on the righthand side.



Ref: FTA2318

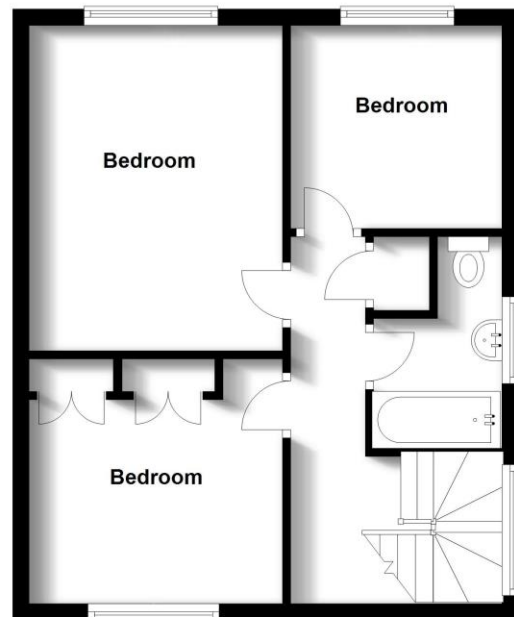
Ground Floor

Approx. 45.4 sq. metres (488.2 sq. feet)



First Floor

Approx. 41.2 sq. metres (444.0 sq. feet)



Total area: approx. 86.6 sq. metres (932.2 sq. feet)

28 Lambourne Avenue, Ashbourne, Derbyshire, DE6 1BP

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.