

## SPACIOUS FAMILY HOUSE ENJOYING DELIGHTFUL VIEWS



**28 BROOKSIDE  
ASHBOURNE  
DE6 1FY**

**PRICE:  
O/A £150,000**

A value for money, three-bedroomed home with large gardens and parking.





## DESCRIPTION

Offering very well proportioned and pleasantly appointed, gas centrally heated and sealed unit double glazed accommodation this semi-detached family home provides double aspect sitting room, fitted dining kitchen, three very generous bedrooms and bathroom. Outside there are gardens to front and rear and a spacious, paved side parking area.

Being ideal for occupation by the growing family the property is well placed for ready access to the shops and facilities of Ashbourne town centre and should be viewed without delay.

## ACCOMMODATION

A recessed entrance porch shelters the sealed unit double glazed front door to

**Entrance Vestibule** with single panel central heating radiator and door off to spacious 'L' shaped under stairs storage cupboard with fitted slatted shelves.

**Ground Floor Guest Cloakroom** having enclosed wc and corner wash hand basin with tiled splash back.



**Double Aspect Sitting Room** 20' x 10' [6.1m x 3.05m] with upvc sealed unit double glazed windows to both front and rear, corniced ceiling and two central heating radiators. Feature rustic briquette fireplace with tiled hearth, carved wooden Adam style surround and fitted decorative fuel effect gas fire. There is a glazed door into this room from the entrance vestibule and a further etched, glazed panel (originally a door) which leads to the rear lobby area.



**Dining Kitchen** 20' x 7'5" [6.1m x 2.26m], again a double aspect room with white upvc sealed unit double glazed windows to front and rear. The kitchen area has ceramic tiled floor and is fitted with a good

range of units providing base cupboards, wall cupboards and drawer bank. There are ample round edge work surfaces with inset single drainer stainless steel sink unit with mixer tap and appliance space beneath. Tiled splash. Two central heating radiators and door to **Boiler Cupboard** housing the free standing gas fired Glowworm boiler for domestic hot water and central heating. Small paned glazed door to rear lobby with staircase off to first floor. Inbuilt Cloaks Cupboard and upvc sealed unit double glazed door to the exterior.



Staircase to first floor landing with inbuilt cylinder and airing cupboard housing the insulated copper hot water cylinder and having fitted slatted shelves.



**Bedroom One** 20'4" x 10'1" [6.2m x 3.05m] maximum. A double aspect room with upvc sealed unit double glazed windows to front and rear, the rear window having extensive views over open countryside towards the Henmore Brook and beyond over Ashbourne.



**Bedroom Two** (rear double) 10'7" x 11'8" [3.22m x 3.56m] with upvc sealed unit double glazed window again having extensive open aspect. Single panel

central heating radiator and large inbuilt over stairs wardrobe and storage cupboard with hanging rail and shelves.

**Bedroom Three** 8'5" x 7'3" [2.56m x 2.21m] with single panel central heating radiator and white upvc sealed unit double glazed window. Inbuilt wardrobe cupboard with hanging rail and shelves.



**Bathroom** having three-piece suite comprising panelled bath with over bath electric shower, pedestal wash hand basin and low flush wc. Part tiled wall and sealed unit double glazed window and single panel central heating radiator.

### OUTSIDE

The property occupies a spacious plot with extensive gardens to the front side and rear. At the front the garden is protected by a wooden paling fence and features a lawn with shrubs and evergreens. An extensive block paved side area provides very useful car standing space from where a wrought iron pedestrian gate leads to the rear garden with extensive paved patio, further lawn and planted shrub and flower beds.

### 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

### 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 top turn right into Park Road. Turn first left into Park Avenue and continue towards the end. Bear left into Brookside following the road down and No.28 will be noted on the righthand side marked by our for sale board.



Ref: FTA2327

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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.  
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