

A MODERN THREE BEDROOM SEMI DETACHED FAMILY HOME

**49 ST OSWALD'S CRESCENT
ASHBOURNE
DE6 1FS**



PRICE: Offers in the region of £187,500

Situated in a popular residential area within level walking distance of
Ashbourne town centre
VIEWING RECOMMENDED

DESCRIPTION

A modern well presented three bedroom semi detached property occupying a cul-de-sac position with pleasant views to the rear of the countryside in the distance. Conveniently located within level walking distance of Ashbourne town centre.

Considered ideal for occupation by the professional couple or those with a growing family the property has the benefit of a double driveway providing parking for two vehicles along with an enclosed rear garden.

ACCOMMODATION

A upvc double glazed front entrance door opens into the

Entrance Hall with tiled flooring, staircase leading to the first floor, under stairs storage cupboard, radiator and doors lead to the kitchen, sitting room and

Ground Floor WC comprising a low flush wc, wash hand basin, side aspect upvc double glazed window, extractor fan and radiator.

Breakfast Kitchen 3.15m x 2.84m (10'4" x 9'3) comprising a modern range of wall and base units and drawers with integrated Hygena electric oven, Diplomat four-ring gas hob with extractor hood above. Work surface with inset stainless steel one and half bowl sink and drainer unit, tiled splash back. Front aspect upvc double glazed window, radiator and tiled flooring.



Sitting Room 5.56m x 3.38m (18'3" x 11'1") having a feature fireplace with inset electric fire, radiator, rear aspect upvc double glazed window and upvc double glazed sliding patio doors opening into the



Conservatory 2.81m x 2.42m (9'3" x 7'11") with full height upvc double glazed windows, tiled flooring and upvc double glazed door leading out onto the rear garden.



First Floor Landing with doors leading to the bedrooms, bathroom and inbuilt cupboard providing storage and housing the Worcester gas central heating boiler. There is also access to the roof space and a side aspect upvc double glazed window.

Bedroom One 3.41m x 2.91m (11'2" x 9'6") with rear aspect upvc double glazed window and radiator.



Bedroom Two 3.40m x 2.41m (11'2" x 7'11") with front aspect upvc double glazed window and radiator.

Bedroom Three 2.76m x 1.49m up to the wardrobes (9'1" x 4'10" up to the wardrobes) with rear aspect upvc double glazed window, radiator and built-in wardrobes with pine doors, across one wall.

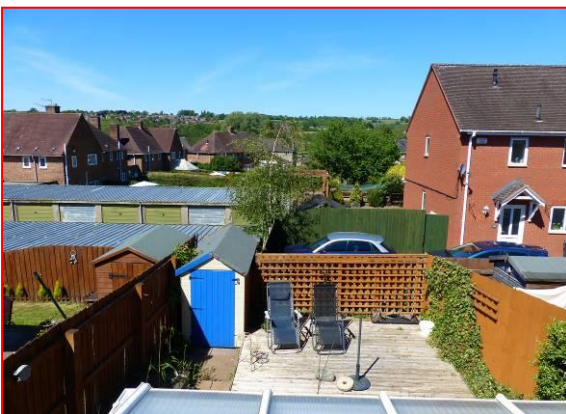


Bathroom comprising a panelled bath with Mira Sport electric shower over, low flush wc and pedestal wash

hand basin. Front aspect upvc double glazed window, partially tiled walls, radiator and extractor fan.

OUTSIDE

To the front of the property there is a double tarmacadam driveway providing parking for two vehicles. There is a side pathway leading to the rear of the property. The rear garden is paved and decked for ease of maintenance enclosed by timber fencing. There are pleasant views particularly from the conservatory and first floor of the countryside in the distance.



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 C.

EPC RATING band C.

VIEWING

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

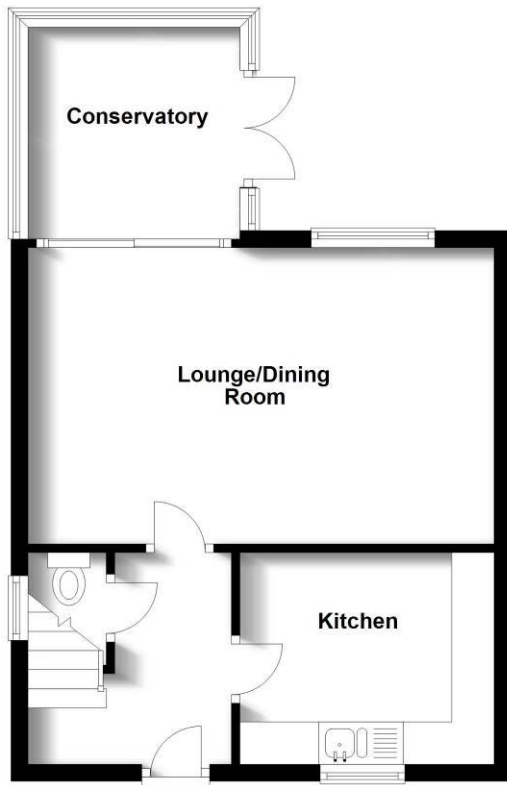
DIRECTIONS

From the agents Church Street office turn left. Proceed through the traffic lights into St John Street and continue to the end. At the 'T' junction bear right into Park Road, continue along and then turn left into Park Avenue. Proceed along Park Avenue, turn third right into Dovedale Avenue and at the top turn left into St Oswald's Crescent where the property will be found on the left hand side noted by our for sale board.

Ref: FTA2325

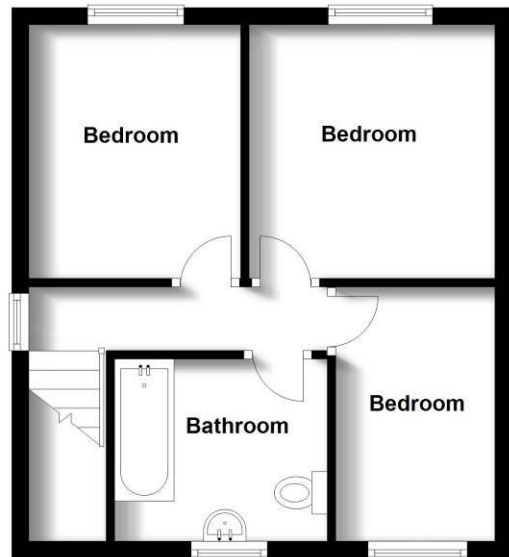
Ground Floor

Approx. 40.0 sq. metres



First Floor

Approx. 33.5 sq. metres



Total area: approx. 73.6 sq. metres

49 St Oswalds Close, Ashbourne, Derbyshire, DE6 1FS

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.