

AN IMMACULATELY PRESENTED FAMILY HOME

**40 BELPER ROAD
ASHBOURNE
DE6 1BB**



PRICE: O/A £320,000

**A traditionally styled, three-bedroomed, detached house
which has been superbly refurbished**

DESCRIPTION

Occupying an elevated position set back from the road but within easy reach of the shops and other facilities of Ashbourne this traditionally styled and constructed, detached property benefits from gas fired central heating and sealed unit double glazing throughout.

The generous proportioned accommodation, which is ideal for occupation by the growing family is presented to the market in excellent order throughout and briefly comprises reception hall, cloakroom/wc, sitting room, 'L' shaped dining kitchen with French doors to the rear garden and at first floor level three good sized bedrooms and delightfully appointed bathroom. Outside there is ample car standing space to the front and a large, primarily lawned private rear garden which adjoins an open field.

An early viewing is most enthusiastically recommended.

ACCOMMODATION

A brick arched storm porch with quarry tiled floor shelters the upvc sealed unit leaded and stained glazed front door with matching flanking side screens to

Reception Hall 12'10" x 6'7" (3.91m x 2m) with oak laminate floor, staircase to first floor level and double panel central heating radiator.

Under stairs Cloakroom having tiled floor, fully tiled walls and fittings in white comprising low flush wc and wall mounted wash hand basin. Sealed unit double glazed window, fitted shelves.



Front Sitting Room 11'9" x 10'10" (3.54m x 3.30m) plus deep box bay window to the front. The room features a polished black marble fireplace with matching hearth, fitted decorative fuel effect gas fire and superb polished limestone surround. The bay window which is sealed unit double glazed has leaded stained glazed top lights to match the front door and there are fitted louvred colonial style shutters.



L Shaped Dining Kitchen comprising **Dining Area** 13'1" x 11'6" (3.99m x 3.50m) and **Kitchen** 9' x 9' (2.74m x 2.74m) The floor throughout the room is in oak laminate and the

dining area has double panel central heating radiator and double opening upvc sealed unit double glazed French doors which lead out onto the rear garden. The comprehensively fitted kitchen features a range of good quality fitted units providing base cupboards and wall cupboards, drawer bank, bottle storage shelves and ample round edge work surfaces. Inset single drainer stainless steel 1.5 bowl sink unit with mixer tap and integrated appliances including Indesit electric oven with four burner Candy gas hob over and brushed stainless steel Indesit extractor above. There is an integrated refrigerator and freezer, integrated dishwasher and integrated automatic washing machine. Inset ceiling spotlights and upvc sealed unit double glazed window overlooks the rear garden.



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



Bedroom One (rear double) 13'1" x 11'4" (3.99m x 3.45m) with fitted triple wardrobe with hanging rails and shelves, central heating radiator and upvc sealed unit double glazed window taking advantage of the views over the rear garden and the open field beyond.



Bedroom Two (front double) 11'9" x 10'9" (3.58m x 3.28) with upvc sealed unit double glazed window to the front, central heating radiator and in built double opening mirror fronted wardrobe with fitted shelves and hanging rail.



Bedroom Three (rear) 9'2" x 7'1" [2.79m x 2.16m] with upvc sealed unit double glazed window overlooking the rear garden and beyond. Single panel central heating radiator.



Bathroom having been beautifully appointed and fitted with contemporary bathroom suite in white comprising shaped panelled bath with curved glazed shower screen and over bath mains control shower. Wash hand basin and low flush wc both set into vanity unit with double opening cupboards beneath the wash basin. Fully ceramic tiled walls, towel rail radiator and upvc sealed unit double glazed window. There is also a double opening mirror fronted bathroom/medicine cabinet with further double opening cupboard to one side.



OUTSIDE

The property stands in an elevated position in a popular and sought after residential location convenient for the town centre. It stands on a wide fronted plot behind a lawned front garden with wide flanking car standing space providing ample parking.

A wide sandstone paved pedestrian access extends via a wooden gate along the side of the house where there is a most useful timber general or garden store and in turn leads to the rear of the property. at the rear there is a full width sandstone paved patio terrace from which stone steps lead up to the primarily lawned rear garden which enjoys a high degree of privacy and security being surrounded by mature

hedging and having flower, shrub and evergreen planted borders.

To the other side of the house there is a further side paved area with timber store/workshop.



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 band D.

VIEWING

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

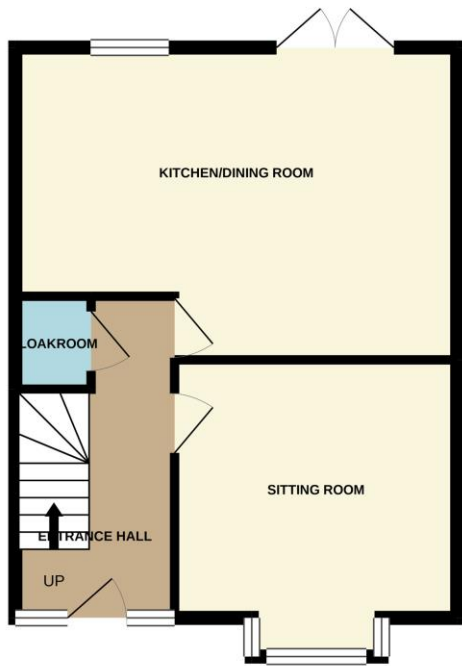
DIRECTIONS

From the agents Church Street office turn left, proceed through the traffic lights into St John Street and at the end bear right into Park Road. Continue along and at the traffic lights turn left into Belper. Proceed for a short distance before turning right up the small service road and the property will be found towards the top on the righthand side marked by our for sale board.

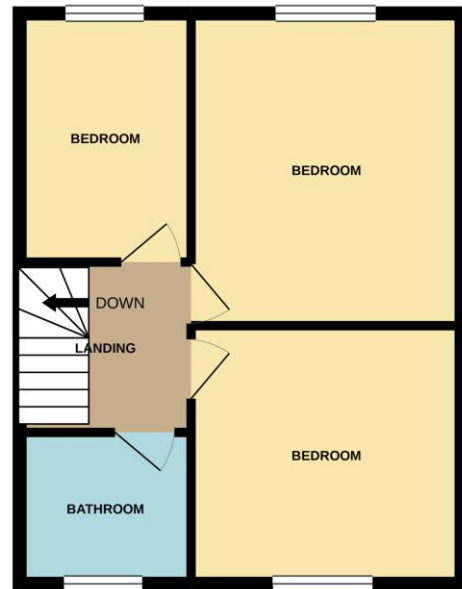


Ref: FTA2334

GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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. The particulars form no part of a contract or lease.