

HIGH QUALITY EXCELLENT VALUE FOR MONEY FAMILY HOME

**7 STANTON ROAD
ASHBOURNE
DE6 1SH**



PRICE: O/A £295,000

Delightfully appointed and beautifully presented, spacious four bedroomed accommodation.

DESCRIPTION

Occupying a most convenient location on the edge of this popular residential development well placed for ready access not only the facilities of Ashbourne town centre but also the main A52 Derby road. This spacious, detached, family home has in recent years undergone a very comprehensive programme of remodelling and upgrading.

The beautifully appointed accommodation briefly comprises reception hall with cloakroom, sitting room, spacious comprehensively fitted dining kitchen with conservatory off and utility room. At first floor level there are four spacious bedrooms, one with en suite shower facility and there is also a good quality separate family bathroom.

A particular feature of the property is the most delightful, private and enclosed level, rear garden which includes a most impressive summer house or outside workspace. There is ample car standing at the front and a very useful garage.

Considered ideal for occupation by the growing family an early internal viewing is considered essential.

ACCOMMODATION

A leaded stained glazed upvc front door leads to

Reception Hall having staircase off to first floor level, under stairs storage cupboard and central heating radiator with lattice radiator cover. Oak laminate floor.

Ground Floor Cloakroom having fitments in white comprising low flush wc and pedestal wash hand basin. Oak laminate floor and upvc sealed unit double glazed small pane window. Single panel central heating radiator.



Front Sitting Room 14'8" x 12' [4.47m x 3.66m] plus deep box bay to the front with small paned upvc sealed unit double glazed window and double panel central heating radiator. Oak laminate floor, feature inset contemporary decorative fuel effect gas fire with oak mantel.

From this room double opening glazed doors lead to



Comprehensively fitted Dining Kitchen 19' x 11'1" [5.79m x 3.38m] having ceramic tiled floor and small paned upvc sealed unit double glazed window overlooking the rear garden. There is a contemporary double panel tall upright

radiator and the kitchen is fitted with a good range of quality base cupboards and wall cupboards with ample work surfaces, inset one and a half bowl single drainer sink unit with mixer tap, integrated dishwasher and flanking drawer bank. Tiled splash backs. Fitted Necht range cooker with brushed stainless steel extractor hood over.



Conservatory 10'3" x 9'10" [3.12m x 3m] approached from the Dining Kitchen via double opening upvc sealed unit double glazed French doors the conservatory is also upvc sealed unit double glazed with oak floor and double opening doors to the garden.



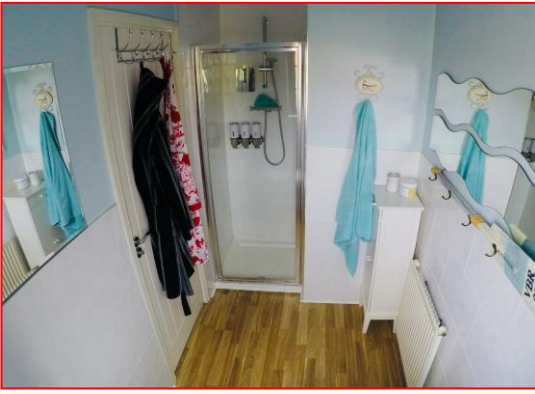
Utility Room 8'7" x 5'4" [2.61m x 1.62m] again having ceramic tiled floor, single panel central heating radiator and upvc panelled and small pane glazed door to the exterior side. Half height dado panelling, fitted work surface with inset stainless steel sink unit with pillar mixer tap, base cupboard and ample appliance space beneath with plumbing for automatic washing machine and provision for tumble drier. Tiled splash backs, upvc sealed unit double glazed window and wall mounted gas fired Worcester boiler for domestic hot water and central heating. There is a pedestrian access door from the Utility Room to the Garage.

Staircase to first floor galleried landing having inbuilt cylinder and airing cupboard housing insulated copper water cylinder with fitted immersion heater, fitted shelves and rail.

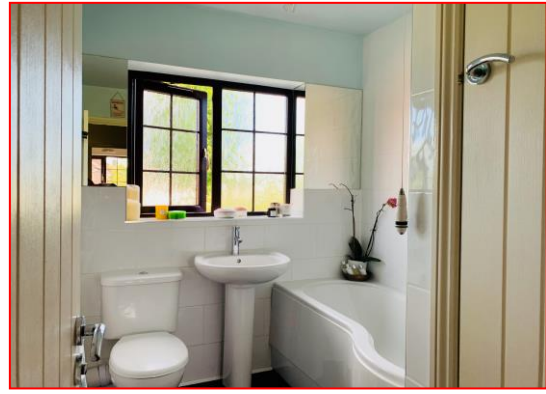


Master Bedroom Suite

Double Bedroom 12'4" x 12'1" [3.76m x 3.68m] having small paned sealed unit double glazed upvc window to the front, single panel central heating radiator and connecting door to



En Suite Shower Room with half tiled walls, laminate floor and fittings in white comprising contemporary wash hand basin with vanity unit double opening cupboard beneath, low flush wc and shower with fully tiled shower cubicle, glazed shower screen door and mains shower control.



Bathroom having contemporary fittings in white providing shaped, panelled bath with full height ceramic tiling over, fitted Triton electric shower, curved glazed shower screen door. Pedestal wash hand basin, low flush wc. Laminate floor, single panel central heating radiator, half ceramic tiled walls with mirrors over and useful over stairs linen cupboard with fitted slatted shelves.

NB It should be noted that the property has the benefit of two spacious and extremely useful boarded roof space storage areas.



Bedroom Two (Studio) 18'3" x 8'8" [5.56m x 2.64m] with laminate floor and upvc sealed unit double glazed small paned window to the front.



OUTSIDE

The property stands behind a wide tarmacadam forecourt providing ample car standing space and leading to the

Integral Garage with automatic up and over door and measuring 18'4" x 8'9" [5.59m x 2.67m]. Electric light and power supply connected and pedestrian access door to the Utility Room.



Bedroom Three 9'3" x 9' [2.82m x 2.74m] with small paned upvc sealed unit double glazed window overlooking the rear garden. Single panel central heating radiator.



Bedroom Four (Study) 9'6" x 7'6" [2.89m x 2.29m] having single panel central heating radiator and small paned double glazed window overlooking the rear garden.

At the rear the property has the benefit of a most delightful spacious and extremely private garden which is laid primarily to lawn but also features an extensive paved patio area and there are extremely well stocked and colourful flower, shrub and evergreen beds and borders. There is a useful timber garden and shed and also an **excellent high quality timber summer house or home office** with electric light connected.

SERVICES

It is understood that all mains services are connected. It is

understood that the heating system at the property is controlled by a Hive wireless system.



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.

COUNCIL TAX

For Council Tax purposes the property is in band E.

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.

EPC RATING band D

VIEWING

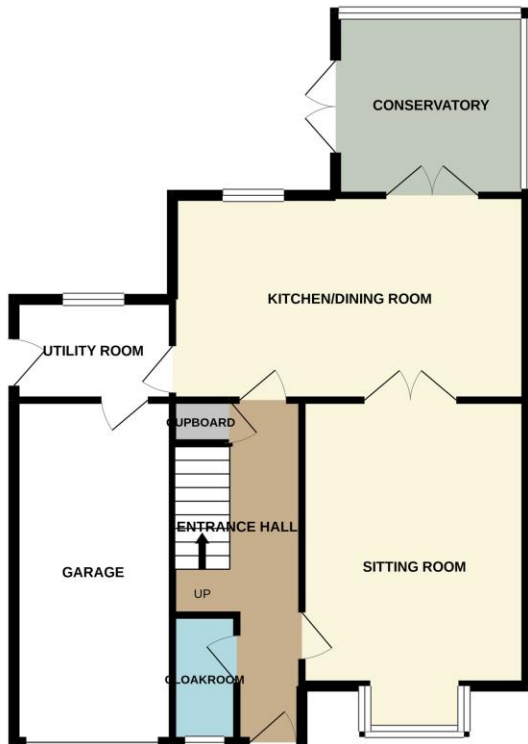
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

DIRECTIONS

From Ashbourne town centre leave in a south easterly direction along the main A52 Derby road and continue to the top of the hill before turning left into Cavendish Drive. Turn first right into Stanton Road and follow the road through and the property will be found on the righthand side.

Ref: FTA2337

GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1403 sq.ft. (130.3 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.