

**A MOST STYLISH THREE DOUBLE BEDROOM DETACHED RESIDENCE
WITH TWO RECEPTION ROOMS, TWO BATHROOMS AND DRESSING
ROOM ALONG WITH GARAGING AND GARDENS**

**STONELEIGH HOUSE
MILL LANE, ELLASTONE
DE6 2HF**



PRICE: OFFERS AROUND £399,950

Potential to further extend the property over the garage to provide further bedroom accommodation, subject to any necessary planning consents

LOCATED WITHIN A DESIRABLE VILLAGE LOCATION WITH OPEN
COUNTRYSIDE AND RIVERSIDE WALKS ON THE DOORSTEP

DESCRIPTION

This well designed detached residence offers spacious and stylish accommodation comprising entrance hall with cloakroom off, sitting/dining room with patio doors opening into the conservatory. Fitted breakfast kitchen and a very pleasant second reception room which could be used as a dining room/family room, playroom/snug or home office with French door opening onto the rear garden. On the first floor there is a principal bedroom with en-suite shower room and dressing room. There are two further double bedrooms and a luxury family bathroom

Occupying an exclusive location within a small cul-de-sac comprising three similar individual homes, approached over a block paved driveway providing ample parking and access to the integral garage. There is a pleasant, enclosed rear garden enjoying a good degree of privacy

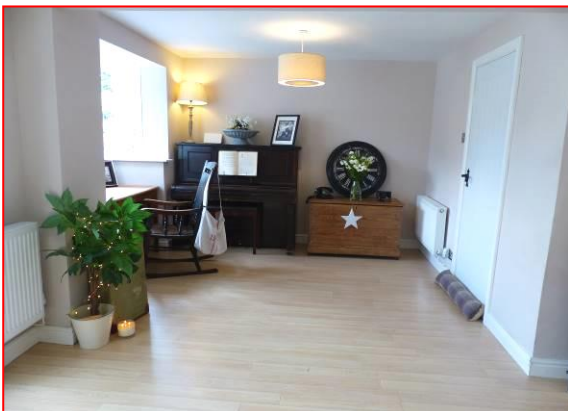
Ellastone is a highly regarded village with village inn and parish church, situated between Ashbourne and Uttoxeter. The River Dove is only a short walk away and there are numerous footpaths along the riverside and across the surrounding open countryside.

ACCOMMODATION

A front entrance door opens into the

Entrance Hall with stone flooring, radiator, staircase leading to the first floor and doors leading to the sitting room, kitchen and;

Cloakroom with a continuation of the stone flooring, comprising a low flush wc, wash hand basin with vanity unit below and radiator.



'L' shaped Sitting/Dining Room 5.47m x 5.99m [17'11" x 19'8"] overall measurements. Having a front aspect upvc double glazed window, rear aspect box bay upvc double glazed window and upvc double glazed sliding patio doors opening into the Conservatory. Feature fireplace with open grate, three radiators and wood effect laminate flooring.



Conservatory 2.99m x 2.89m [9'10" x 9'6"] on a brick base with double glazed windows and French doors opening onto the garden.

Breakfast Kitchen 5.46m x 2.36m [17'11" x 7'9"] Again with a continuation of the stone flooring, comprising modern base units and drawers with Belfast sink and solid wood work surfaces. Plumbing for a dishwasher and electric cooker point. Ceiling spot lights, front and rear aspect upvc double glazed windows, radiator and doors lead to the garage and;



Family Room/Snug/Playroom/Home Office 3.42m x 3.12m [11'3" x 10'3"] with radiator, laminate flooring, side aspect upvc sealed unit double glazed window and upvc double glazed French doors opening onto the rear garden.

First Floor Landing with front aspect upvc double glazed window, radiator, access to the roof space, cylinder cupboard and further inbuilt storage cupboard with shelving.

Master Bedroom 3.46m x 3.01m [11'4" x 9'10"] with rear aspect upvc double glazed window, radiator, door leading to the en suite and archway leading into the



Bathroom comprising a free standing bath on claw feet with shower attachment to the taps, pedestal wash hand basin, low flush wc, rear aspect upvc double glazed window, heated towel rail and extractor fan.

OUTSIDE

The property is approached over a block paved driveway providing ample car parking and access to the

Integral Garage 4.64m x 3.15m [15'2" x 10'4"] currently used as a utility room/gym with light and power, plumbing for a washing machine, side aspect window, door to the kitchen, electric garage door along with boarded loft space.



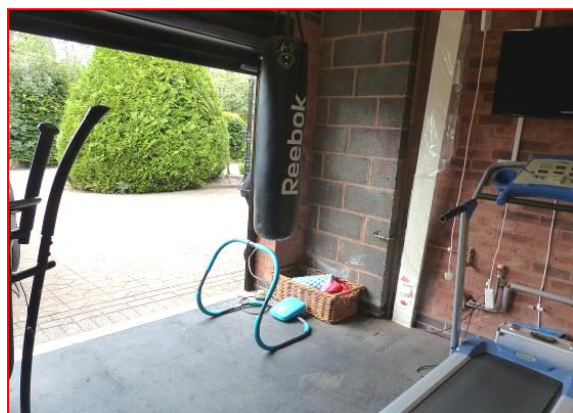
Dressing Room 3.14m x 2.68m [10'4" x 8'10"] with porthole style window, radiator and under eaves storage cupboards.

En Suite Shower Room comprising shower cubicle with Triton electric shower, pedestal wash hand basin, low flush wc, heated towel rail, side aspect upvc double glazed window and extractor fan.

Bedroom Two 3.14m x 3.07m [10'3" x 10'1"] with rear aspect upvc double glazed window and radiator.

Bedroom Three 3.13m x 2.29m [10'3" x 7'6"] with front aspect upvc double glazed window and radiator.

At the rear of the property there is a very pleasant garden well screened by close boarded timber fencing and holly hedge. Gravelled and paved patio area enclosed by a picket fence with gate leading onto the generous sized shaped lawn with well stocked shrubbery borders. There is access to the front from both sides of property. *There are also two resident hedgehogs 'Fred' and 'Freida'!*



SERVICES

It is understood that mains electricity, water and drainage 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.

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 F

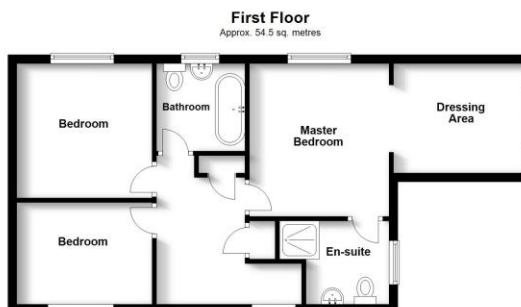
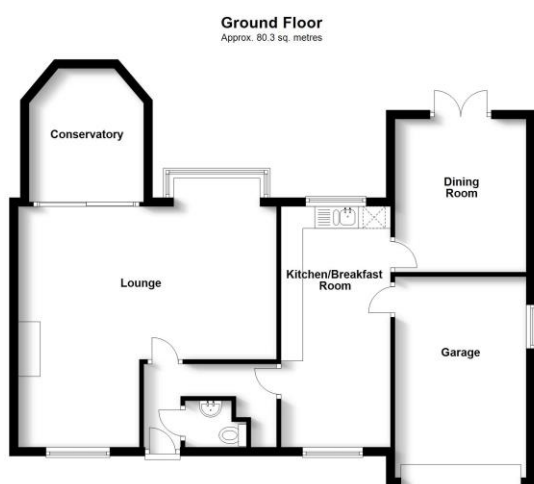
VIEWING

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

DIRECTIONS

From Ashbourne town centre leave in a westerly direction along the main A52 Leek/Stoke road. After crossing over the River Dove turn left into the village of Mayfield. Continue along this road through Mayfield and Calwich and into Ellastone. Upon entering the village follow the road as it bears round to the left continuing past the Duncombe Arms public house and then turn first left into Dove Street. Take the next left hand turning into Mill Lane and there are two driveways adjacent to each other on the left hand side, take the second drive and Stoneleigh House is the second property.

Ref: FTA2342



Total area: approx. 134.8 sq. metres
Stoneleigh House, Mill Lane, Ellastone, Derbyshire, DE6 2HF

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.