

**AN ELEGANT THREE STOREY TOWN HOUSE RETAINING MANY
ORIGINAL PERIOD FEATURES**

**8 CLIFTON ROAD
ASHBOURNE
DE6 1DR**



O/A £315,000

**Superbly appointed and beautifully presented elegant four
bedroom accommodation**

DESCRIPTION

Being conveniently situated for ready access to the shops and other facilities of Ashbourne town centre this spacious gas centrally heated and double glazed town house property provides excellent and flexible four bedroom accommodation.

In recent years the property has undergone extensive improvement and modernisation works including the installation of a superb modern kitchen and luxury bathroom with the work having been undertaken to the highest of standards and very successfully managing to retain many of the properties delightful original features including a Minton tiled hall floor with stained glass window etc. whilst meeting the needs and requirements of modern day living. Internally the living accommodation is complemented by an extremely useful two room cellar whilst outside there is a large terraced rear garden with summer house and store etc.

Early viewing is considered essential.

ACCOMMODATION

A short flight of three steps sheltered by a recessed canopy porch leads to the hardwood panelled and sealed unit double glazed leaded front door to



Elegant Reception Hall having beautifully coloured Minton tiled floor, corniced ceiling, two wall light points, double panel central heating radiator and staircase off to first floor level. There is a beautiful stained leaded glazed window at the stair foot and there is also a most useful in built cloaks/shoe cupboard with hanging rail and double opening cupboard above. A door from the hall leads down to the cellarage.



Front Sitting Room 14' x 13'9" (4.27m x 4.19m) plus deep wide cant bay to the front. This elegant room has an exposed pine floor with stencilled border, original corniced ceiling and plaster ceiling rose. To the front the bay has fitted upvc sealed unit double glazed windows enjoying delightful open aspect towards St Oswald's Church and beyond. There is a recessed painted brick fireplace with deep stone hearth and heavy oak mantel and fitted Portway solid fuel room heater stove. Double panel central heating

radiator. Double opening folding small pane glazed doors lead from the sitting room to



Re-Modelled Open Plan Dining Kitchen having overall measurements of 21'6" x 13'10" (6.55m x 4.22m) with deeply corniced ceiling. The dining area has magnificent tall bi-fold doors to the rear courtyard garden whilst in the kitchen area there is a upvc sealed unit double glazed window also overlooking the courtyard and this area is fitted with a comprehensive range of high quality units providing base cupboards and drawer banks with peninsular room divider also having double opening cupboards and open shelving on the dining area side. Ample work surfaces with inset 1.5 bowl stainless steel sink unit having mixer tap, oven housing with integrated AEG electric double oven having cupboards above and below, flanking integrated refrigerator and freezer to the side of which is a pull out larder cupboard. Under worktop drinks fridge, integrated dishwasher and fitted AEG five burner gas hob with ceiling suspended extractor hood. Tall contemporary upright central heating radiator. An oak panelled and glazed door leads back to the reception hall and a further similar door leads to



Rear Porch with fitted coat pegs, two doors to the exterior and a central heating radiator.

Ground Floor Cloakroom having fitments in white comprising pedestal wash hand basin and low flush wc, central heating radiator and sealed unit double glazed upvc window.

Cellarage approached from a door in the reception hall the cellar head is quarry tiled and has fitted coat pegs and from which steps lead down to a most spacious and useful two room cellar with upvc sealed unit double glazed window to the front.

Room One 8'3" x 7' (2.51m x 2.13m) (measured to the underside of the cellar steps) and forms a utility/laundry room with plumbing for automatic washing machine and provision for a tumble dryer.

Room Two is approximately 14' x 14' (4.27m x 4.27m) with blue brick floor and houses the gas and electricity meters

and provides an excellent storage and workshop area. It is understood that the original cellar range remains in situ.

Staircase to First Floor Galleried Landing with further staircase off to second floor level and having central heating radiator, corniced ceiling, wall light point and upvc sealed unit double glazed window to the front. There is an in built boiler cupboard housing the wall mounted gas fired Ideal boiler for domestic hot water and central heating.

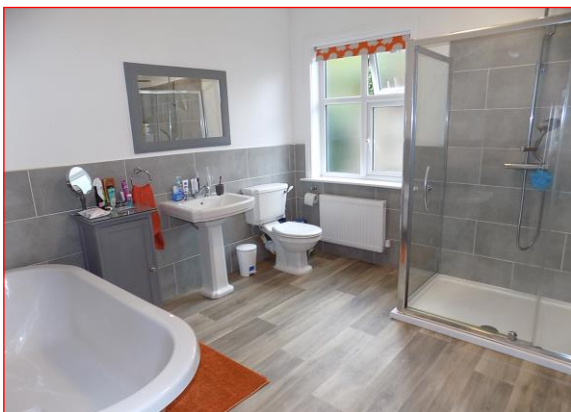


Bedroom One 14' (4.27m) maximum (measured to the rear of the wardrobes) x 13'10" (4.22m) having corniced ceiling, upvc sealed unit double glazed window to the front again enjoying open aspect and double panel central heating radiator. There is a range of high quality in built wardrobe cupboards with sliding doors and having integrated fitted shelves and hanging rails.



Bedroom Two (rear) 14' x 11'2" (4.27m x 3.40m) with double panel central heating radiator and sealed unit double glazed window.

NB – The vendors currently utilise this room as an additional sitting room.



Luxury Bathroom 10'6" x 10' (3.20m x 3.05m) with quality contemporary fittings in white comprising roll edge bath, ball and claw feet, pedestal wash hand basin and low flush wc. Large shower tray with glazed shower screen and opening door and mains shower control. The bathroom has

half height ceramic tiling extending to full height within the shower cubicle. There is a single panel central heating radiator and upvc sealed unit double glazed window together with a tall towel rail radiator.

Inner Landing with fitted shelves and door off to

Original WC having high level suite and upvc sealed unit double glazed window.

Linen/Airing Room 7'8" x 4' (2.34m x 1.21m)

Staircase off to Second Floor Level

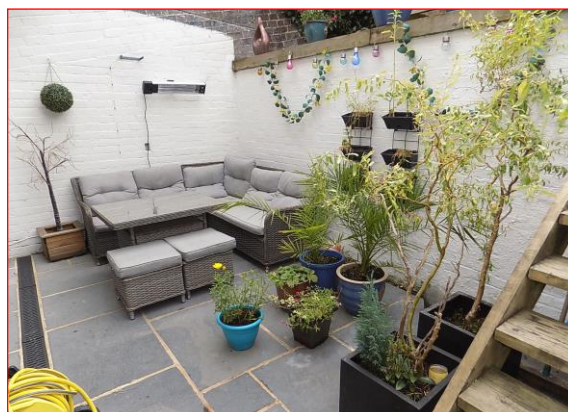


Bedroom Three (front) 17'5" x 10' maximum (5.31m x 3.05m) but with partially restricted head height. Having double panel central heating radiator and deep dormer with upvc sealed unit double glazed window.

Adjoining Dressing or Walk In Wardrobe 9'5" x 4' 2" (2.87m x 1.27m) plus door recess and having partially restricted head height.



Bedroom Four (rear) occupying the full width of the rear of the property and measuring 21'7" (6.58m) maximum to include the study area x 9'7" (2.92m) but having partially restricted head height. Two contemporary pvc sealed unit double glazed Velux roof lights and double panel central heating radiator.



OUTSIDE

The property stands elevated from the road behind primarily lawned front garden with shrub, beds and borders. A flight of flanking stone steps leads to a blue brick paved pathway to the front door which extends along the side of the house via a covered passageway and this in turn leads to the rear garden.

To the rear the property has a good sized private terraced garden. Immediately to the rear of the house there is a fully paved sheltered and enclosed courtyard area from which timber steps rise to an extensive timber decked bbq space with large shrub border. Beyond this there is a further three tier section with timber deck, slated sculpture garden and paved terrace upon which stands a timber summer house with log store and cycle shed.



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 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 right, continue along Church Street and then turn first left into Station Road. At the mini traffic island turn right onto Station Road which continues to Clifton Road and the property will be found on the left hand side marked by our for sale board.

Ref: FTA2352



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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.