

AN ELEGANT AND SPACIOUS EDWARDIAN SEMI

**3 PARK ROAD
ASHBOURNE
DE6 1FN**



**PRICE:
O/O £259,500**

**An excellent family
home in convenient
town centre location**

DESCRIPTION

Being most conveniently situated for ready access to the shops, schools and other facilities of Ashbourne town centre this traditionally styled and constructed, family property provides very spacious three bedroomed, gas centrally heated and sealed unit double glazed accommodation. The property retains many of its original character features including a Minton tiled floor to the hall, corniced ceilings etc., whilst having been carefully upgraded in more recent years to accommodate the needs of modern family life.

The original accommodation has been enhanced by the construction of a conservatory to the rear which opens onto the well stocked and planned, private rear garden.

An early internal inspection of this delightful home is most enthusiastically encouraged.

ACCOMMODATION

An ornate, timber and tiled canopy porch shelters the upvc sealed unit stained, leaded double glazed front door with matching side window to

Reception Hall 14'3" x 7' [4.34m x 2.13m] maximum with beautiful Minton tiled floor, double panel central heating radiator, corniced ceiling and staircase to first floor level.

Guest Cloakroom having low flush wc and wall mounted wash hand basin and sealed unit double glazed window, part tiled walls and door off to under stairs storage cupboard.

Front Sitting Room 12'10" x 12'6" [3.91m x 3.81m] plus deep wide cant bay to the front having sealed unit double glazed upvc insets and stained leaded glazed top lights. Deeply corniced ceiling, double panel central heating radiator and two wall light points. A particular feature of this room is the polished marble fireplace with matching hearth with period carved mahogany surround and fitted decorative fuel effect gas fire.



Dining Room 12'8" x 12'5" [3.86m x 3.78m] having double panel central heating radiator, painted brick recessed fireplace with flag stone hearth and fitted cast iron log burner stove.



Conservatory 12'9" x 12'1" [3.89m x 3.68m] being of sealed unit double glazed upvc and brick construction with double panel central heating radiator and ceramic tiled floor. Double opening doors to the rear garden.



Extended Galley Style Kitchen 22'5" [6.83m] maximum x 7' [2.13m] maximum having hardwood effect floor and central heating radiator. The kitchen is very comprehensively fitted with an excellent range of high quality units providing base cupboards and wall cupboards with ample work tops, inset single drainer one and a half bowl sink unit with mixer tap, integrated dishwasher and fridge-freezer. Provision and plumbing for automatic washing machine and tumble drier. There is a shelved larder cupboard and Rangemaster Classic 90 stove cooker. Connecting door to conservatory and upvc sealed unit double glazed window overlooking the rear garden. Exterior door.

Staircase to first floor galleried landing with sealed unit double glazed upvc window and loft access hatch having fitted ladder to partly boarded and illuminated loft storage area.



Bedroom One (front) 13' x 11'7" [3.96m x 3.53m] with two sealed unit double glazed upvc windows, double panel central heating radiator and range of inbuilt wardrobe cupboards together with boiler cupboard having double opening doors and wall mounted gas fired central heating

boiler and slatted shelves. In addition there is a large walk-in wardrobe/dressing cupboard with hanging rails and shelves.



Bedroom Two (rear double) 12'5" x 11'10" [3.78m x 3.61m] with upvc sealed unit double glazed window, double panel central heating radiator and laminate floor.



Bedroom Three 9'4" x 8' [2.84m x 2.44m] with sealed unit double glazed window and double panel central heating radiator and opening leading to

Dressing Room 6'9" x 5'2" [2.06m x 1.57] with fitted shelves, hanging rail and further double glazed window.



Shower Room having fully ceramic tiled walls and floor and fittings in white comprising large corner shower cubicle with glazed shower screen and mains shower control, low flush wc and pedestal wash hand basin. Sealed unit double glazed window, towel rail radiator.

OUTSIDE

The property stands well back from the road behind a wide tarmacadam forecourt providing excellent car standing space. A side pedestrian access leads through an arched wrought iron gate to the rear where there is a good sized, private and enclosed garden area.

The rear garden enjoys a good degree of privacy and features a paved patio terrace with adjacent raised timber

seating deck. Beyond this the garden is laid to lawn with planted flower and shrub borders, raised gravel bed and further paved area. Useful timber garden 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 E

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 and proceed through the traffic lights into St John Street and continue to the 'T' junction at the end. Turn right into Park Road, proceed along having passed the fire station on the lefthand side and No.3 will be found a little further along on the right marked by our for sale board.

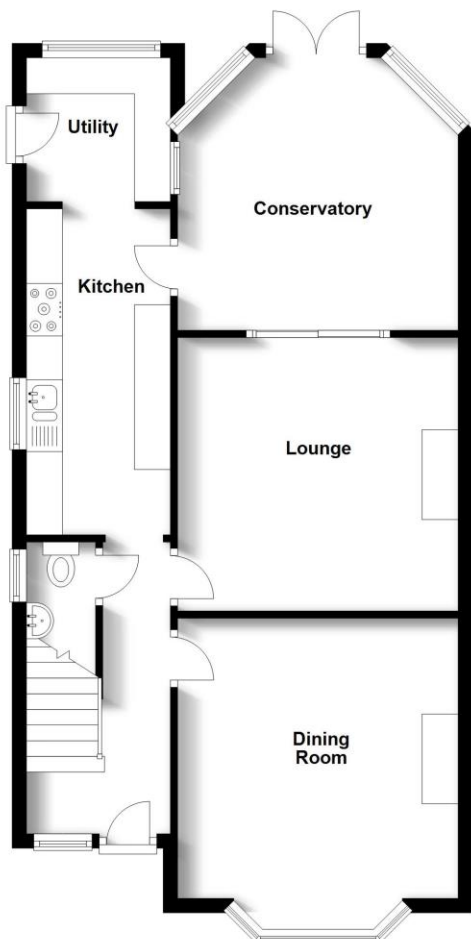


NB Prospective purchasers should note that the vendor of this property is related to a member of staff at the Fidler Taylor Ashbourne office.

Ref: FTA2243

Ground Floor

Approx. 67.3 sq. metres



First Floor

Approx. 48.5 sq. metres



Total area: approx. 115.9 sq. metres

3 Park Road, Ashbourne, Derbyshire, DE6 1FN

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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.