

**A RARE OPPORTUNITY TO ACQUIRE A BRAND NEW ONE BEDROOM SEMI  
DETACHED BUNGALOW WITHIN ASHBOURNE TOWN CENTRE**

**PLOT A  
COOPERS CLOSE  
ASHBOURNE  
DE6 1EQ**



**PRICE: Offers in the region of £249,500**

Representing an ideal purchase for the retired or professional person/couple requiring a modern, easy to maintain and centrally located property

**OPEN DAY SATURDAY 23<sup>RD</sup> JULY**

Please contact our office to book a timeslot

## DESCRIPTION

A pair of brand new semi detached bungalows, well designed and appointed to a high standard, conveniently located within Ashbourne Town Centre.

The property has gas central heating, upvc double glazing and briefly comprises entrance hall, living/dining kitchen, wet room and double bedroom.

Externally there is a fore garden and enclosed rear garden.

## ACCOMMODATION

A upvc double glazed front entrance door opens into the

**Entrance Hall** having a radiator, Kardean flooring and access to the roof space. Doors lead to the bedroom, wet room and



**Well appointed Open Plan Living/Dining Kitchen** (5.27m x 5.21m or 17'3" x 17'1") overall measurements. Having a continuation of the Kardean flooring and comprising a modern range of wall and base units and drawers, work surface with inset stainless steel sink and drainer unit. Lamona integrated appliances to include dishwasher, electric oven and hob, fridge, freezer and washer/dryer. There are two radiators, rear aspect upvc double glazed window and upvc double glazed French doors opening onto the rear garden.



**Double Bedroom** (3.59m x 3.18m or 11'9" x 10'5") Having a front aspect upvc double glazed window and radiator.



**Luxury Wet Room** Being fully tiled and comprising a walk in shower with glazed shower screen and mains control shower, low flush w.c., wash hand basin with vanity unit below, heated towel rail and ceiling spotlighting.



[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)



## OUTSIDE

Externally there is a fore garden laid to lawn with pathway leading to the front door which in turn leads to the rear. There is a pleasant rear garden with paved patio and lawn.



## 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 TBC.

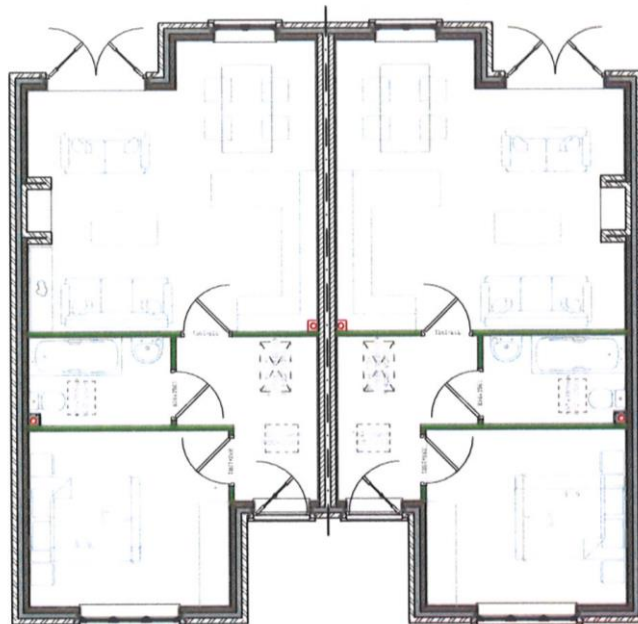
## EPC RATING TBC

## VIEWING

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

Ref: FTA2355

**Please note:** The internal photographs are of Plot B. Plot A will be a mirror image of Plot B.



General Arrangement [1:50]