

**A WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME  
OCCUPYING AN ENVIABLE POSITION WITH SUPERB FAR REACHING VIEWS**

**5 HARBORO CLOSE  
ASHBOURNE  
DE6 1JX**



**PRICE: O/A £340,000**

**Standing on a generous plot with driveway parking, single  
garage and delightful gardens**

**VIEWING HIGHLY RECOMMENDED**

## DESCRIPTION

Occupying an enviable cul-de-sac position this four bedroom detached property offers well presented accommodation with generous gardens taking full advantage of the delightful views across the countryside beyond.

The property has upvc double glazed windows, gas central heating and briefly comprises canopy porch, entrance hall, sitting room, dining room, kitchen, cloakroom and rear porch to the ground floor. On the first floor there are four bedrooms, ensuite shower room and family bathroom. Externally there is a driveway providing ample parking and access to the single garage along with generous sized, well stocked gardens.

## ACCOMMODATION

A **Canopy Porch** with partly glazed front entrance door opening into the

**Entrance Hall** with tiled floor, coved ceiling, radiator and staircase leading to the first floor. Doors lead to the kitchen and



### **Kitchen** 14'10" x 10'8" (4.52m x 3.24m)

Comprising a modern range of kitchen units in white with base cupboards and deep drawers, integrated Hotpoint electric double oven, Indesit dishwasher and four ring electric induction hob with modern extractor hood over. Worksurface with inset stainless steel sink and drainer unit, wall mounted Glowworm gas central heating boiler, plumbing for a washing machine, rear and side aspect upvc double glazed windows, tiled flooring, door leading to the cloakroom and upvc double glazed door leading to the rear porch.



**Sitting Room** 16'9" x 10'6" (5.09m x 3.21m) measured into the bay window. Having a feature fireplace within inset coal effect gas fire, two radiators, coved ceiling and front aspect upvc double glazed bay window. The sitting room opens into the;



**Dining Room** 10'6" x 9' 6" (3.20m x 2.88m) With upvc double glazed French doors opening onto the rear garden. Radiator and coved ceiling. A door opens into the;



**Cloakroom/wc** With wash hand basin, low flush wc., side aspect upvc double glazed window, tiled flooring and heated towel rail.

**Rear Porch** on a brick base with tiled flooring, upvc double glazed windows and partly glazed rear entrance door.

**First Floor Landing** with access to the loft space.





**Bedroom One** 13'9" x 12'7" (4.19m x 3.83m)  
Comprising a range of built in bedroom furniture including two double wardrobes, dressing table and bedside drawers. Front aspect upvc double glazed window, radiator and in built cylinder cupboard. A door leads to the;



**En Suite Shower Room** Being fully tiled and comprising a walk in double shower cubicle with mains control shower, pedestal wash hand basin, low flush wc., front aspect upvc double glazed window, spotlighting and heated towel rail.



**Bedroom Two** 11'2" x 8'6" (3.41m x 2.58m)  
with rear aspect upvc double glazed window and radiator.

**Bedroom Three** 11'0" x 8'5" max (3.34m x 2.56m max)  
With rear aspect upvc double glazed window and radiator.



**Bedroom Four** 8'10" x 7'3" (2.70m x 2.22m )  
With rear aspect upvc double glazed window and radiator.



### Bathroom

Being fully tiled comprising a modern bathroom suite having a bath with tiled side, wash hand basin and low flush w.c. with vanity unit, side aspect upvc double glazed window and heated towel rail.



### OUTSIDE

There is a fore garden with lawn, shrubs and bushes. A driveway provides ample parking and access to the single garage with up and over door, light and power.

A side entrance gate leads to the rear of the property where there is a paved patio extending across the rear and around to the side providing an extensive seating area positioned to take full advantage of the views. There is also a generous lawn with well stock mature borders enclosed by a fencing and enjoying a good degree of privacy.



## **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 left, at the traffic light junction turn right into Dig Street and Compton. At the next set of traffic lights proceed straight over bearing slightly right up the one-way Old Hill. At the top proceed straight over the mini roundabout into Wyaston Road and at the next roundabout turn right into Premier Avenue. Proceed down to the bottom, turning right into Buscott Drive and then right into Harboro Close where the property will be found on the left hand side noted by our For sale board.

Ref: FTA2370

### **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 E.

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