



**1 BOWER CLOSE  
ASHBOURNE, DE6 1TA**

**PRICE: £260,000**



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## DESCRIPTION

This immaculately presented three bedroom semi detached property was built in 2015, occupying a pleasant cul-de-sac position within walking distance of the Waterside Retail Park and market town of Ashbourne.

The accommodation briefly comprises entrance hall, cloakroom, modern fitted kitchen, spacious sitting/dining room with French doors opening onto the garden. On the first floor there are three bedrooms, with an en suite shower room to the master bedroom along with family bathroom.

Outside the property has a driveway providing parking and landscaped, enclosed rear garden.

Ideally suited to young families, professional couples and retirees.

## ACCOMMODATION

A partially double glazed front entrance door opens into the

**Entrance Hall** with radiator, staircase leading to the first floor, doors lead to the cloakroom, kitchen and sitting/dining room.

**Cloakroom** comprising a low flush wc, pedestal wash hand basin, radiator and front aspect upvc double glazed window.

**Kitchen** 3.20m x 2.29m (10'6" x 7'6") comprising a range of modern white high gloss wall and base units and drawers with integrated Zanussi appliances including fridge, freezer, dishwasher, washing machine, electric oven and four ring gas hob with stainless steel extractor hood above. Wall mounted Potterton gas central heating boiler concealed within one of the units. Work surface with inset stainless steel one and a half bowl sink and drainer unit. Front aspect upvc double glazed window and radiator.

**Sitting/Dining Room** 5.11m x 4.49m (16'9" x 14'9") overall measurements. Having two radiators, rear aspect upvc double glazed window and upvc double glazed French doors opening onto the garden. There is also an in built understairs storage cupboard.

**First Floor Landing** with access to the roof space, side aspect upvc double glazed window and in built storage cupboard. Doors lead to the bedrooms and bathroom.

**Bedroom One** 3.20m x 3.50m max and 2.46m min (10'6" x 11'6" max and 8'1") Having a front aspect upvc double glazed window and radiator. There is also an in built storage cupboard over the stairs. A door leads into the

**En Suite Shower Room** 2.05m x 1.97m (6'9" x 6'6") comprising a double shower cubicle with mains control shower, pedestal wash hand basin and low flush wc. Partially tiled walls, front aspect upvc double glazed window, radiator and extractor fan.

**Bedroom Two** 3.33m x 2.36m (10'11" x 7'9") having rear aspect upvc double glazed window and radiator.

**Bedroom Three** 2.21m x 2.07m (7'3" x 6'9") with rear aspect upvc double glazed window and radiator with radiator cover.

**Family Bathroom** 2.35m x 1.71m (7'8" x 5'7") comprising bath with Mira electric shower over, tiled surround and glazed shower screen. Pedestal wash hand basin and low flush w.c. Partially tiled walls and radiator.





## OUTSIDE

There is a fore garden with pathway to the front entrance door. A side entrance gate provides access to the rear garden which has been landscaped and has a paved patio immediately to the rear with lawn and raised beds. The garden is enclosed by a brick wall and timber fencing. Beyond the garden there is a driveway providing parking for two cars.

## SERVICES

It is understood that all mains services are connected to the property.

## 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

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

## COUNCIL TAX

For Council Tax purposes the property is in band C.

## EPC RATING B

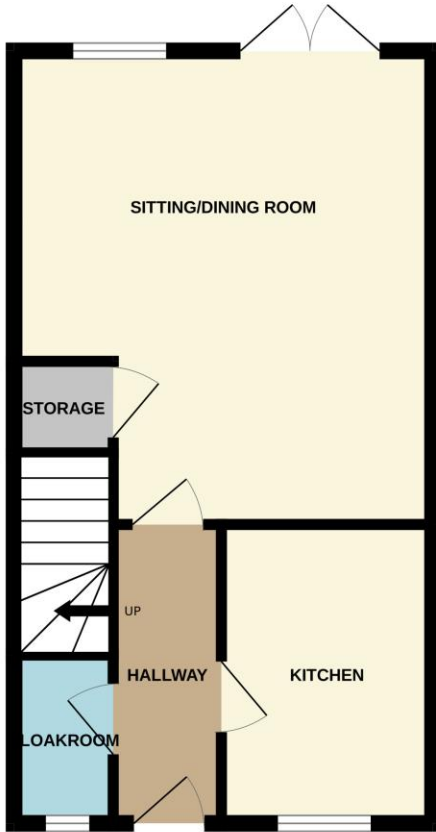
## VIEWING

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

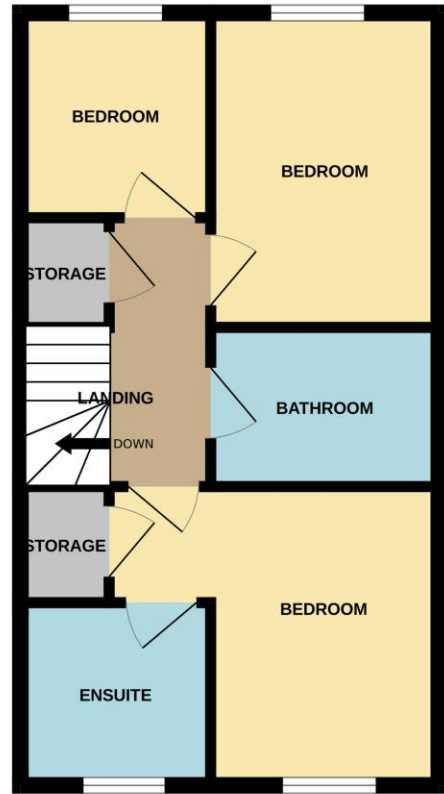
FTA2628



GROUND FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.