



68 CAVENDISH DRIVE, ASHBOURNE, DE6 1SR

PRICE: £248,000



ASHBOURNE: 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk
MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk

www.fidler-taylor.co.uk



ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION

A beautifully presented and improved end terraced property offering spacious three bed roomed and two bathroomed accommodation. There is an open plan kitchen with breakfast bar and sitting/dining room with French doors opening onto the pleasant rear garden. There is also a driveway providing parking.

Conveniently located within walking distance of local amenities and Hilltop Primary School. Easy access to the A52 for daily travelling to Ashbourne and Derby City Centre.

ACCOMMODATION

A partly double glazed front entrance door opens into the

Entrance Hallway with staircase leading to the first floor, under stairs storage cupboard with light & power and space for appliances. In-built cupboard housing the gas central heating boiler. Radiator, laminate flooring and door leading to the wet room. The hallway opens into the kitchen. There is a further opening into the sitting/dining room.

Wet Room 2.15m x 1.39m [7'1" x 4'6"] having a tiled floor and partially tiled walls. Mains control shower and shower screen. Low flush wc, wash hand basin, heated towel rail and side aspect upvc double glazed window.

Kitchen 2.86m x 2.84m [9'5" x 9'4"] having a continuation of the laminate flooring from the hallway. Comprising a modern range of kitchen units and drawers with integrated fridge, freezer, Zanussi electric oven and Zanussi four-ring gas hob with extractor hood above. Work surface with inset stainless steel sink and drainer unit. Space and plumbing for washing machine. Front aspect upvc double glazed window overlooking the park.

Sitting/Dining Room 5.25m x 3.82m [17'3" x 12'7"] having a continuation of the laminate flooring. Radiator and upvc double glazed French doors opening onto the garden with full height windows to each side.

First Floor Landing with access to the roof space and doors lead to the bedrooms and bathroom.

Bedroom One 4.15m measured to the wardrobe x 2.41m min widening to 3.17m max [13'8" measured to the wardrobe x 7'11" min widening to 10'5" max] Having an in-built wardrobe with sliding mirrored doors, front aspect upvc double glazed window, radiator and laminate flooring.

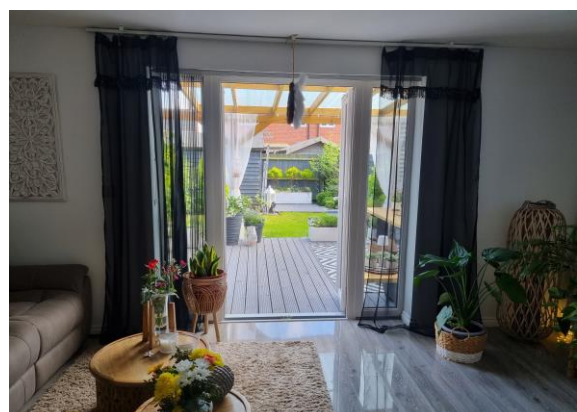
Bedroom Two 3.5m x 3.12m [11'6" x 10'3"] having a rear aspect upvc double glazed window, radiator and laminate flooring.

Bedroom Three 2.76m x 2.06m [9'1" x 6'9"] with rear aspect upvc double glazed window, radiator and laminate floor.

Family Bathroom 2.58m x 1.9m [8'6" x 6'3"] comprising bath with mains control shower over, low flush wc, wash hand basin set on a vanity unit. Side aspect upvc double glazed window, radiator and extractor fan.

OUTSIDE

There is a front garden with lawn and planted border, along with tarmac driveway providing parking.



A gate to the side leads to a pleasant rear garden with decking across the rear of the property providing seating area, lawned garden with planted borders and timber shed. The whole is enclosed by timer fencing.

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

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

COUNCIL TAX

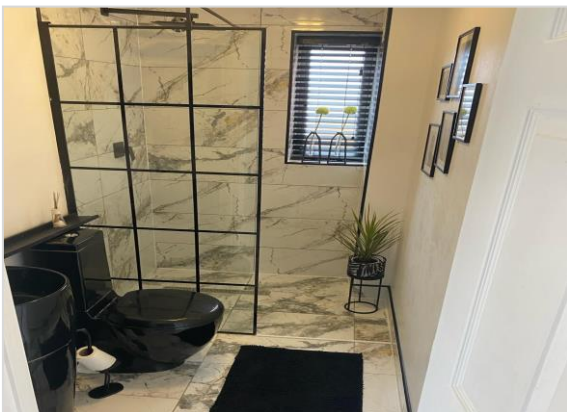
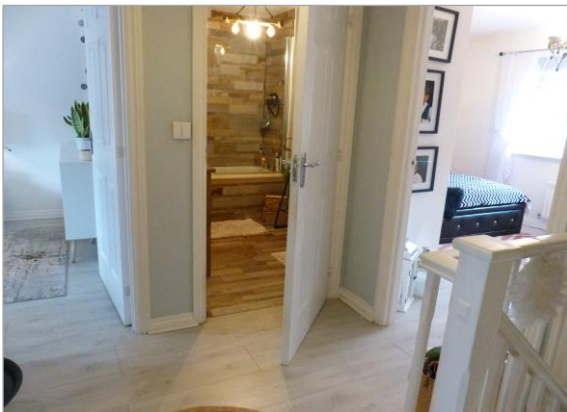
For Council Tax purposes the property is in band C.

EPC RATING band C.

VIEWING

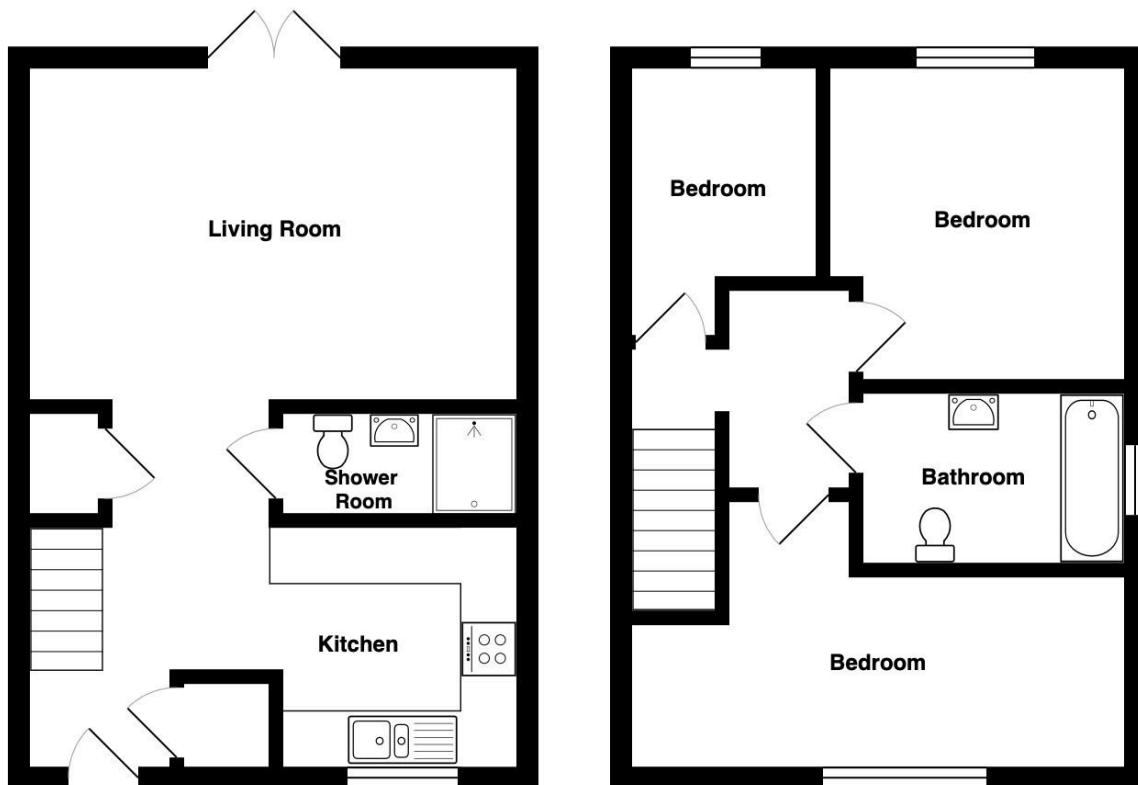
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

Ref FTA2645





68, Cavendish Drive, Ashbourne, DE6 1SR



Total Area: 81.0 m² ... 872 ft²

All measurements are approximate and for display purposes only

www.fidler-taylor.co.uk

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.