



**24 WYASTON ROAD  
ASHBOURNE  
DE6 1TX**

**OFFERS AROUND £425,000**





## 24 WYASTON ROAD, ASHBOURNE, DERBYSHIRE, DE6 1TX

**A superb, well designed four bedroomed detached property offering stylish and immaculately presented accommodation in 'Show Home' condition.**

The property briefly comprises entrance hall, sitting room and high specification dining kitchen across the rear of the property with French doors opening out onto the westerly facing garden, ideal for family living and entertaining. There is also a utility room and cloakroom to the ground floor. On the first floor there are four bedrooms, the master having an ensuite shower room along with a family bathroom. Externally the property has a double driveway providing parking and access to the garage along with a pleasant enclosed rear garden.

Occupying a pleasant position on the edge of this popular recent development, conveniently located within walking distance of local amenities and Hilltop Primary School. Also within easy access of the facilities of Ashbourne.

The property has gas central heating and upvc double glazing.

### INTERNAL VIEWING HIGHLY RECOMMENDED

#### ACCOMMODATION

A partially double glazed front entrance door opens into the

**Entrance Hall** with Karndean flooring, radiator, staircase leading to first floor level, under stairs storage cupboard and doors lead to the kitchen and sitting room.

**Sitting Room** 5m x 3.28m (16'5" x 10'9") having a front aspect upvc double glazed bay window and radiator.

**Dining Kitchen** 6.56m x 3.62m (21'6" x 11'10") comprising a comprehensive modern range of wall and base units and drawers with integrated fridge, freezer, dishwasher, AEG double oven and AEG four ring gas hob with stainless steel extractor hood above. Silestone work surface with inset one and a half bowl stainless steel sink unit. Recessed ceiling spot lighting, radiator, rear aspect upvc double

glazed window and upvc double glazed French doors with flanking windows opening onto the rear garden. Understairs storage cupboard and door leading to the utility room.

**Utility Room** 2m x 1.77m (6'7" x 5'10") having a base unit matching those in the kitchen with Silestone work surface over and inset stainless steel sink unit. Space for two appliance spaces along with plumbing for washing machine. Recessed ceiling spot lighting, radiator and partially double glazed rear entrance door. A door leads to the

**Cloakroom** comprising low flush wc, wash hand basin, radiator, side aspect upvc double glazed window and recessed ceiling spot lighting.

**First Floor Landing** with access to the roof space, radiator, in-built cylinder cupboard and in-built storage cupboard.

**Bedroom One** 4.46m x 3.27m (14'8" x 10'9") measured to the front of the four door fitted wardrobes. Having front aspect upvc double glazed bay window and radiator. A door leads into the

**En Suite Shower Room** comprising shower cubicle with mains control shower, wash hand basin, low flush wc, tiling to half height, heated towel rail, recessed ceiling spot lighting and front aspect upvc double glazed window.

**Bedroom Two** 4.32m x 3.03m (14'2" x 9'11") having front aspect upvc double glazed window and radiator.

**Bedroom Three** 3.58m x 3.28m (11'9" x 10'9") having a rear aspect upvc double glazed window and radiator.

**Bedroom Four** 3.02m x 2.93m (9'11" x 9'7") overall measurements. Having rear aspect upvc double glazed window and radiator.

**Family Bathroom** comprising bath with mains control shower over and glazed shower screen, wash hand basin and low flush wc with tiling to half height. Recessed ceiling spotlighting, rear aspect upvc double glazed window and heated towel rail.

#### **OUTSIDE**

There is a lawned fore garden with planted border. Double driveway providing parking and access to the **Garage** with up and over door, light and power and wall mounted Vaillant gas central heating boiler.

Gated side access leading to the rear garden which is mainly laid to lawn with paved patio, planted borders and timber boundary fence.

#### **SERVICES**

It is understood that 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**

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

#### **EPC RATING B**

#### **VIEWING**

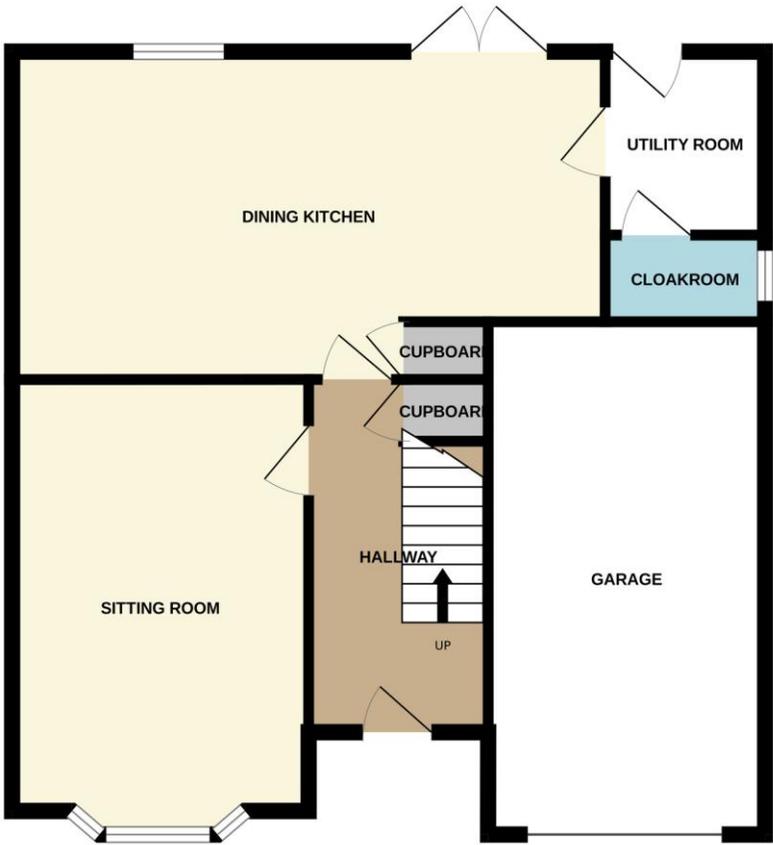
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

Ref: FTA2650

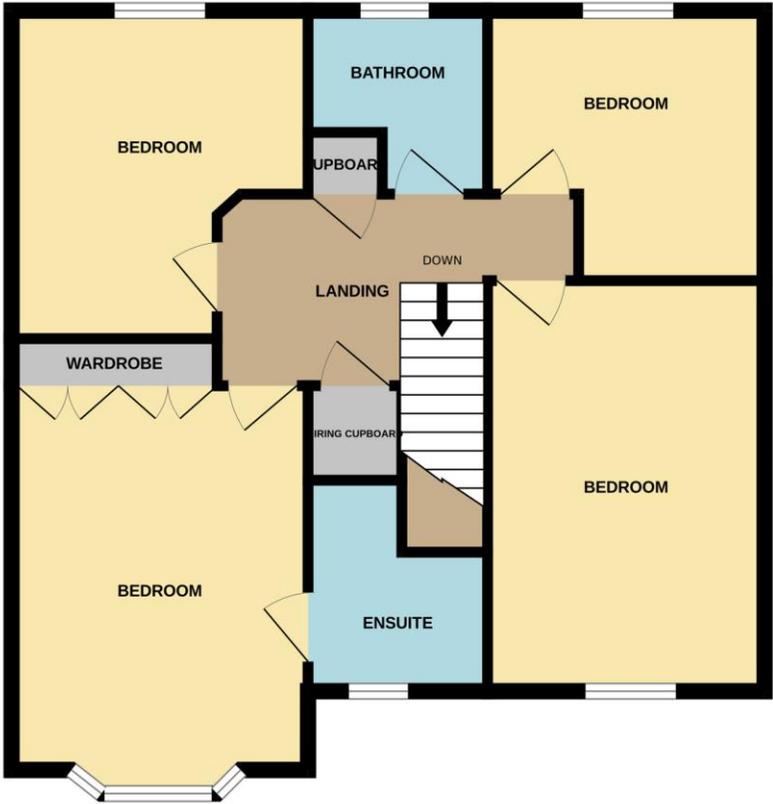




GROUND FLOOR  
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR  
708 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 1453 sq.ft. (135.0 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.*

