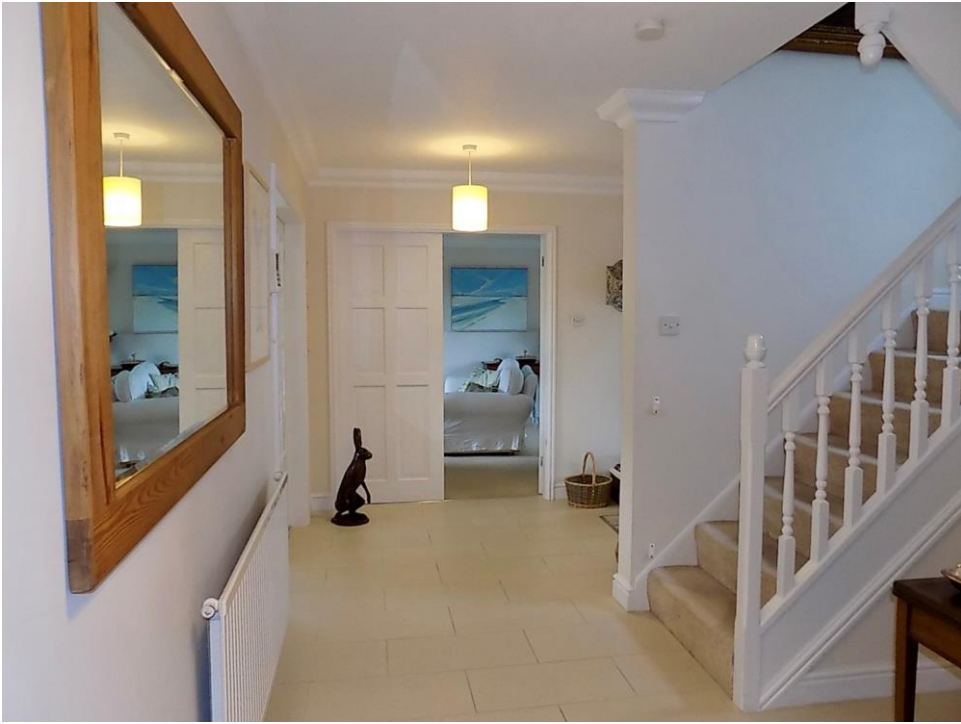




**2 BLORE CLOSE
ASHBOURNE
DERBYSHIRE
DE6 1SS**

PRICE: O/A £625,000







LITTLE ORCHARD, 2 BLORE CLOSE, ASHBOURNE, DE6 1SS

A SUPERIOR, DETACHED, FAMILY HOME OCCUPYING A GOOD SIZED, HEAD OF CUL DE SAC PLOT IN AN ESTABLISHED RESIDENTIAL LOCATION CONVENIENT FOR ASHBOURNE TOWN CENTRE'S FACILITIES AND AMENITIES.

The property which is superbly appointed throughout and presented to the highest of standards provides very spacious and flexible, five-bedroomed, gas centrally heated and double glazed accommodation. It is ideally suited to occupation by the growing family.

It briefly comprises reception hall with guest cloakroom, two principal reception rooms both having an aspect to the rear garden, large 'L' shaped extensively fitted dining kitchen, utility room. At first floor level extensive master bedroom suite, four further bedrooms and principal family bathroom. The property enjoys superbly landscaped gardens to front, side and rear with an excellent and most useful garden studio or home office, ample driveway car standing, double garage/workshop.

Internal inspection of this beautiful house is a must.

ACCOMMODATION

A double opening double glazed doors enclose the

Entrance Porch having quarry tiled floor and fitted coat pegs leading to a panelled front door with flanking glazed side screens which in turn gives onto

Large Reception Hall 5m x 3.06m (16'5" x 10') with ceramic tiled floor, staircase off to first floor level with understairs storage area and single panel central heating radiator. Corniced ceiling and door off to

Guest Cloakroom having fitments in white comprising low flush wc and wall mounted wash hand basin with tiled splashback. Central heating radiator, ceramic tiled floor.

Double Aspect Drawing Room 7.06m x 3.96m (23'2" x 13') plus box bay to the front with sealed unit double glazed window and further sealed unit double glazed window overlooking the rear garden. Four wall light points, corniced ceiling and two central heating radiators. Recessed fireplace with polished stone tiled hearth and fitted Morso log burner stove.

Sitting Room (garden room) 3.9m x 3.72m (12'10" x 12'3") approached from the reception hall via double opening small pane glazed doors this light, bright and cosy sitting room features corniced ceiling, four wall light points and double opening upvc sealed unit double glazed French doors with flanking side screens which lead out to

the rear garden.

'L' Shaped Dining Kitchen 4.68m x 2.9m (15'4" x 9'6") and 3.4m x 1.8m (11'2" x 5'11"). The kitchen has ceramic tiled floor to match the hall and is superbly fitted with an extensive range of high quality oak finished units providing base cupboards and wall cupboards with drawer banks, double opening tall glazed display cupboard and plate rack. Ample marble effect work surfaces with matching upstands and inset single drainer 1.5 bowl sink unit with mixer tap. Integrated appliances including Bosch dishwasher, Bosch double oven, five burner Neff gas hob with ceramic splash back and extractor hood over. Twin opening integrated refrigerator. There are sealed unit double glazed windows overlooking the rear and side gardens, inset ceiling

spotlights and a range of three suspended dining table lights. One kitchen cupboard encloses the Worcester gas fired boiler for domestic hot water and central heating.

Utility Room 3.4m x 2.17m (11'2" x 7'2") again having ceramic tiled floor and being fitted with a range of units to match those in the kitchen and providing base cupboards and wall cupboards, tall shelved cupboards, work surfaces with inset single drainer stainless steel sink unit and appliance space beneath having plumbing for automatic washing machine and tumble dryer vent. Integrated tall Bosch freezer. A sealed unit double glazed door from the utility room leads to the side garden.

Staircase to First Floor Level with half landing having sealed unit double glazed window overlooking the front garden and large semi galleried main landing with corniced ceiling and central heating radiator. In built cylinder and airing cupboard housing the insulated copper hot water cylinder with fitted immersion heater and fitted slatted shelves.

Master Bedroom Suite comprising **Double Bedroom** 4m x 3.7m (13'2" x 12'2") having beech effect laminate floor finish, double glazed window overlooking the rear garden and enjoying views over the rooftops to the countryside beyond. Range of in built bedroom furniture comprising two double opening wardrobes with fitted shelves and hanging rails.

En Suite Bathroom having three piece suite in white comprising shaped panelled bath with overbath mains control shower, curved glazed shower screen door. Pedestal wash hand basin and low flush wc. Towel rail radiator. Double glazed window, tiled floor.

Bedroom Two (side double) 4.09m x 3.36m (13'5" x 11') (measured to the front of the wardrobes) with beech effect laminate floor, sealed unit double glazed window and range of in built shelved storage cupboards with

mirror fronted doors.

Bedroom Three (rear double) 4m x 3.16m (13'2" x 10'4") (measured to the front of the wardrobes) with sealed unit double glazed window again overlooking the rear garden and beyond, two in built double opening wardrobe cupboards with top cupboards over.

Bedroom Four (front double) 3.97m x 3.35m (13' x 11') with sealed unit double glazed window and central heating radiator.

Bedroom Five (rear) 3.64m x 2.68m (11'11" x 8'10") again enjoying far reaching views to rolling countryside.

Principal Family Bathroom being of spacious proportions with ceramic tiled floor and contemporary three piece suite in white comprising shaped panelled bath with over bath mains control shower, pedestal wash hand basin and low flush wc. Part fully tiled walls, towel rail radiator, double glazed window.

OUTSIDE

The property occupies an enviable position at the head of a small cul de sac. A curving double width tarmacadam drive leads to the attached brick and tiled **Garage/Workshop** 5.4m x 5.18m (17'9" x 17') with automatic up and over door, electric light and power supply, fitted work bench with storage beneath and further fitted shelving.

Immediately to the front of the house is a delightfully maintained and stocked garden with shaped lawn, gravelled beds and borders, shrubs, trees and evergreens. There is a further area of garden to the other side of the driveway with planted herb beds having clipped box hedging.

A gated side pedestrian access leads to a very high quality

paved path with flanking lawn to the side patio area with planted trellis which in turn leads to the private enclosed rear garden which has been landscaped to a high standard to include further paved terrace with flanking elevated lawn, further lawned area and planted garden.

A particular feature of the property is the superb and very high quality garden studio or home office (13.93 sq m) which is fully insulated, has electric light and power supply and wi-fi connection. There are two pairs of double opening upvc sealed unit double glazed doors which open from the summer house onto the rear garden.

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

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 G

EPC RATING C

VIEWING

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

FTA2667





From the vendor

- **Privacy**
- **Space**
- **Beautiful gardens**
- **Green views**

We bought this house in 1997, as a family with 4 young children. We loved the space it gave us all to grow and develop, and its proximity to schools, town and the Peak District. The garden is big enough for adventure but not a millstone for busy parents. We always intended to downsize after the Children left home, and now 10 years late, it's time to move to a smaller house in Ashbourne.

As our children grew, it became a social hot-spot which their friends still remember fondly. The space both inside and out gave them and us the privacy and freedom we all needed for a happy life together. I built the garden studio as a space for them, while they learned to drum, guitar and party. I designed it to be easy to heat and to fit neatly into the garden.

Now our children have their own homes and families, this house is still a much-loved destination for festivities through the year, as it accommodates our growing number comfortably. During these times we are glad of the space it gives us to be together and still get much needed peace.

We redesigned the kitchen to be super-easy to use: for cooking and entertaining, with lots of space including a huge table. New doors and windows installed around the same time afford more light and turned the children's sitting room into a garden room: Fiona's favourite place.

The double garage, with its workshop and huge storage space, is where I fabricated the frame for the garden studio, and where many bicycles have been built. As well as accommodating an office, the studio serves as a tranquil place to read, listen to music and exercise: my favourite place.

We enjoy the garden, which we re-designed ourselves. Its paved and grass dining and entertaining spaces reflect and integrate with the house layout and studio. The idea started when we bought a new rotary washing line and grew from there.

We love our home because it has given us privacy and space, inside and out. It sits in the middle of the garden, surrounded by greenery and with lovely views, and only a short walk to town: it's a hard act to follow. We hope that it will give its next owner all the enjoyment it has given us.

2 Blore Close Ashbourne DE6 1SS



Total Area: 217.1 m² ... 2337 ft²

All measurements are approximate and for display purposes only



Independent Estate Agents, Surveyors, Valuers & Auctioneers

Distinctive Homes for Discerning Purchasers

11 Church Street, Ashbourne, Derbyshire, DE6 1AE

Telephone 01335 346246

also at

MATLOCK 01629 580228

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.

