



**THE FIRS, CHAPEL LANE
CLIFTON, DE6 2GL**

PRICE: £750,000





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An excellent, individual and well-designed four bedroomed detached residence built in the late 1980s, occupying an enviable position within the sought after village of Clifton, enjoying south-westerly facing gardens overlooking open countryside.

The property occupies an extensive plot standing behind a raised fore-garden with driveway providing ample parking and turning space along with access to the double garage. There are delightful gardens to the rear with extensive lawns and paved patios offering various seating areas.

Internally the property is accessed via an entrance lobby and hallway and comprises office, cloakroom, sitting room with patio doors opening onto the rear garden and double doors leading to the dining room, breakfast kitchen and utility room to the ground floor. On the first floor there are four bedrooms, an ensuite shower room and family bathroom.

Clifton is a desirable village situated just outside the market town of Ashbourne which has a Church, Village Inn, Primary School and Clifton Cricket club.

ACCOMMODATION

A upvc double glazed front entrance door opens into the

Entrance Lobby with side aspect double glazed window, archway opening into the hallway and door leading into the

Office 2.70m x 2.47m (8'10" x 8'1") with side aspect double glazed window and radiator.

Hallway comprising radiator, staircase leading to first floor with understairs storage cupboard and doors lead to the sitting room, dining room, kitchen and cloakroom.

Cloakroom comprising low flush wc, wash hand basin and radiator.

Sitting Room 6.60m (21'8") plus bay window x 4.38m (14'5") maximum. Comprising a feature fireplace with inset gas fire, radiator and double doors opening into the dining room. Front aspect double glazed bay window and double glazed sliding patio doors opening onto the rear garden.

Dining Room 4.45m x 3.40m (14'7" x 11'2") with triple aspect double glazed windows and radiator.

Breakfast Kitchen 4.11m x 2.88m (13'6" x 9'6") comprising a comprehensive range of modern wall and base units and drawers with integrated Bosch dishwasher, Neff electric double oven and four ring Neff electric hob with extractor hood above. Space for a fridge/freezer, work surfaces incorporating a breakfast bar and inset one and a half bowl sink and drainer unit and complementary tiled splashbacks. Rear and side aspect double glazed windows, radiator and door leading into the

Utility Room 2.32m x 1.75m (7'7" x 5'9") comprising wall and base units, work surface with inset stainless steel sink and drainer unit, space and plumbing for washing machine. Tiled splashback, in built cupboard providing storage and housing the Glow Worm gas central heating boiler. Side aspect double glazed window and upvc double glazed side entrance door.

First Floor Landing with tall arched front aspect double glazed window and built in airing cupboard/linen store. Doors lead to the bedrooms and family bathroom.

Bedroom One 4.44m x 3.44m (14'7" x 11'4") comprising a range of fitted bedroom furniture including two double wardrobes, overbed cupboards, bedside tables, single wardrobe and dressing table. Rear aspect double glazed window with views over open countryside. Radiator and door leading into the

En Suite comprising a double shower cubicle with mains control shower, wash hand basin with vanity unit below and low flush wc. Heated towel rail and side aspect double glazed window.

Bedroom Two 3.91m x 3.63m (12'10" x 11'11") overall measurements. Having a fitted double wardrobe, picture rail, radiator and front aspect double glazed window.

Bedroom Three 3.39m x 3.25m (11'2" x 10'8") comprising a triple fitted wardrobe and dressing table. Rear aspect double glazed window and radiator.

Bedroom Four 3.01m x 2.20m (9'11" x 7'3") having a fitted double wardrobe with dressing table and overhead cupboards. Rear aspect double glazed window and radiator.

Family Bathroom 2.80m x 2.09m (9'2" x 6'10") having a four piece suite comprising a panelled bath, corner shower cubicle with mains control shower, pedestal wash hand basin and low flush wc. Heated towel rail, front aspect double glazed window and radiator.

OUTSIDE

The property stands behind a lawned front garden with mature fir trees and planted borders. A tarmac driveway provides ample parking and turning space which in turn leads to the **Double Garage** 5.29m x 5.15m (17'4" x 16'11") having twin up and over doors, light and power, side aspect windows and side access pedestrian door.

A wrought iron entrance gate leads to the side of the property where there is a lawn and paved pathway extending around to the rear.

The rear garden has been landscaped providing an extensive paved patio across the rear of the property with extensive lawned gardens, well stocked borders, rockery and ornamental pond. There is a paved seating area with pergola at the top of the garden overlooking the gardens and open countryside and to the opposite side of the

property there is a further wide paved patio and timber shed.

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 F.

EPC RATING

VIEWING

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

WHAT3WORDS

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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.