



**7 DERWENT GARDENS
ASHBOURNE
DE6 1DJ**

**PRICE: OFFERS AROUND
£475,000**





7 DERWENT GARDENS, ASHBOURNE, DE6 1DJ

Located in a quiet and convenient cul-de-sac position, readily accessible to the facilities and amenities of Ashbourne, as well as transport routes to Derby, this extended, detached, family home offers spacious, very well appointed and presented accommodation.

Briefly, the house, which is gas centrally heated and double glazed throughout, provides: Reception Hall, with Guest Cloaks/WC, double aspect Sitting Room, Study and large, comprehensively fitted Dining Kitchen with a beautiful Garden Room off. At first floor level there are four double Bedrooms and spacious, high-quality Bathroom. Outside there is a very good sized, well stocked and maintained private garden, driveway parking and large garage.

The property is ideal for occupation by a growing family and is well worthy of an early inspection.

ACCOMMODATION

A porticoed, high-quality composite UPVC panelled, leaded glazed front door, with flanking side screens that leads to

Reception Hall with staircase off to first floor level, double panel central heating radiator and useful understairs storage cupboard.

Guest Cloakroom having tiled floor, single panel central heating radiator and fitments in white, comprising low-flush wc, corner wash-hand basin with tiled splashback. High level cupboards, sealed unit double-glazed window.

Double aspect Sitting Room 6.6m x 3.3m (21'8" x 10'10") with two double-panel central heating radiators, one with shelf over, white UPVC sealed unit double-glazed window to the front and wide UPVC sealed unit double-glazed sliding patio door leading to the rear garden. Recessed stone and brick fireplace, with stone hearth and oak mantel, with fitted cast iron multi-fuel Firefox stove.

Study 2.5m x 2.36m (8'2" x 7'9") with single panel central heating radiator, oak floor and full height sealed unit double-glazed window overlooking the front garden. The study is fitted with corner desk unit, having flanking drawers and shelves, with further shelved tall cupboard.

Open plan L-Shaped Dining/Living Kitchen having maximum overall measurements of 4.5m x 3.95m (14'9" x 12'11") with stone effect ceramic tiled floor throughout, double panel central heating radiator to the dining area, with tall contemporary radiator to the kitchen. The kitchen is comprehensively fitted with an excellent range of high-quality units in dove grey, providing base cupboards and wall cupboards with matching drawer bank, ample oak work surfaces with inset 1.5 bowl sink unit having mixer tap, with appliance space beneath with plumbing for automatic washing machine, integrated dishwasher and inset five burner Lamona gas hob, ceramic panel splashback. Oven housing with inbuilt Hotpoint double oven, cupboard above and drawers beneath, flanking integrated refrigerator and freezer. There is an oak top peninsular unit with further fitted cupboards, UPVC sealed unit

double-glazed window overlooking the rear garden and double-glazed door to the side porch.

Connecting door to the hall and adjacent shelved storage recess.

From the dining area, a wide square opening leads to

Elegant Garden Room 3m x 2.5m (9'10" x 8'2") having ceramic tiled floor, single panel central heating radiator, apsidal roof with two walls being fully glazed with UPVC sealed unit double-glazed windows with integral Venetian blinds. Matching UPVC sealed unit double-glazed double opening doors to one side lead to the rear garden.

Side Porch having ceramic tiled floor with half height ceramic tiling to the walls, the Porch has inbuilt double opening base cupboard with a marble top, sealed unit double-glazed windows and matching door to the exterior rear.

Staircase to First Floor Landing with deep inbuilt boiler cupboard housing the wall mounted Worcester gas fired boiler for domestic hot water and central heating and having slatted shelves and hanging rail.

Bedroom One (front double) 3.98m x 3.2m (13' x 10'6") (measured to the front of the wardrobes, plus deep over stairs recess) two UPVC sealed unit double-glazed windows to the front, double panel central heating radiator and a range of inbuilt bedroom furniture comprising two double-opening wardrobes and further single wardrobe with cupboards over and dressing table area with cupboards beneath, flanking drawers and shelves situated in the over stairs recess.

Bedroom Two (front) 3.35m x 3.17m (11' x 10'5") having UPVC sealed unit double-glazed window to the front and single panel central heating radiator.

Bedroom Three (rear) 3.34m (max) x 3.37m (10'11" x 11') with UPVC sealed unit double-glazed window overlooking the rear garden, double panel central heating radiator.

Bedroom Four (rear) 3.35m x 2.68m (11' x 8'9") with single panel central heating radiator and UPVC sealed unit double-glazed window overlooking the rear garden.

Bathroom being of spacious proportions, having been refitted to a high standard with contemporary four-piece suite in white, comprising panelled bath with mixer tap and shower handset, low flush wc, wash-hand basin set into vanity unit with drawers beneath and separate quadrant shower cubicle with glazed shower screen and main shower control with rainwater head. Fully ceramic tiled walls, tall towel rail radiator and UPVC sealed unit glazed window.

OUTSIDE

The property occupies a very spacious corner plot and has the benefit of gardens on all sides. At the front a block paved driveway provides car standing space and leads to the

Detached Brick Garage approximately 5m x 4.8m (16'5" x 15'9") with automatic roller shutter door, UPVC sealed unit double glazed pedestrian side access door with flanking window, electric light and power connected.

Immediately to the front of the property and protected by a mature beech hedge is a primarily lawned front garden with raised bed, gravel border and block paved pathway.

Pedestrian side access leads to the rear of the property. There is a very good sized, extremely private, slightly elevated and primarily lawned rear garden. Well stocked evergreen shrub and flower borders with mature specimen trees and roses, paved patio terrace and further side lawned garden area. There is an aluminium framed greenhouse and useful timber garden shed.

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 E

EPC RATING D

VIEWING

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

WHAT3WORDS = [landowner.redeeming.magazine](https://www.what3words.com/landowner.redeeming.magazine)

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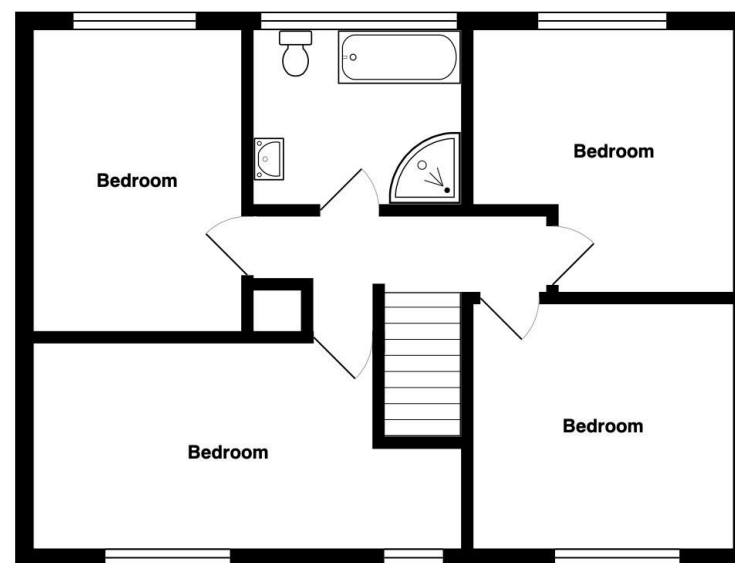
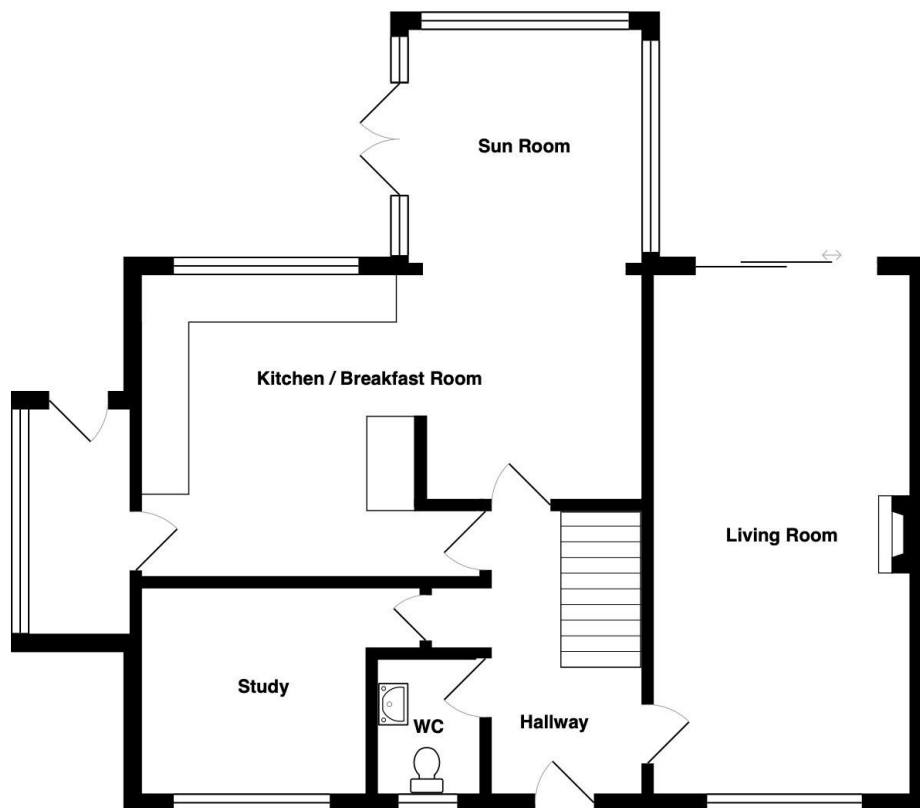








7, Derwent Gardens, Ashbourne, DE6 1DJ



Total Area: 141.5 m² ... 1523 ft²

All measurements are approximate and for display purposes only



Independent Estate Agents, Surveyors, Valuers & Auctioneers

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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.

