



19 HANDEL MEWS, ASHBOURNE, DE6 1SQ

PRICE: OFFERS AROUND £277,500



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ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION

A beautifully presented, modern three bedroom, three storey town house occupying a cul-de-sac position within this sought after residential area. The property has gas central heating and upvc double glazed windows. The accommodation briefly comprises; Entrance Hallway, Guest Cloakroom/Shower Room, Utility Room and Reception Room/Bedroom Three to the ground floor. On the first floor there is an open plan Sitting/Dining Room and Fitted Kitchen. On the second floor there is a Master Bedroom with En-Suite Shower Room, Bedroom Two and Family Bathroom. Externally there is a driveway providing ample parking, single garage and enclosed rear garden.

ACCOMMODATION

A timber front entrance door opens into the

Entrance Hallway with two radiators, staircase leading to the first floor level, understairs storage cupboard and doors lead to the utility room, ground floor reception room/bedroom three and shower room.

Shower Room comprising shower cubicle with mains control shower, wash hand basin with vanity cupboard below, low flush wc, front aspect upvc double glazed window, extractor fan, radiator and tiled flooring.

Reception Room/Bedroom Three 2.86m x 2.57m (9'5" x 8'5") with radiator and upvc double glazed French doors opening onto the rear garden.

Utility Room 2.69m x 2.02m (8'10" x 6'8") comprising a modern range of wall and base units in pale blue, work surface with inset stainless steel sink and drainer unit and space and plumbing for washing machine. Worcester gas central heating boiler set within one of the wall cupboards, space for a fridge freezer. Heated towel rail, tiled flooring and partially double glazed rear entrance door.

First Floor Landing with staircase leading to the second floor, radiator and door opening into the open plan living/dining room and kitchen.

L' Shaped Sitting/Dining Room 4.73m (15'6") maximum and 2.58m (8'6") minimum x 8.0m (26'3") maximum and 2.82m (9'3") minimum. Having two radiator, front aspect upvc double glazed window and dual aspect upvc double glazed French doors opening onto a Juliet balcony. An opening into the

Fitted Kitchen 2.70m x 2.01m (8'10" x 6'7") comprising a comprehensive range of modern wall and base units and drawers in pale blue with CDA integrated appliances including dishwasher, refrigerator, electric oven, microwave oven, induction hob with extractor hood above. Work surface with inset one and a half bowl sink unit with insinkerator, recessed ceiling spotlighting and rear aspect upvc double glazed window.

First Floor Landing with in-built cylinder cupboard and doors leading to both bedrooms and the family bathroom.

Bedroom One 4.13m x 2.94m (13'7" x 9'8") measured up to the front of the wardrobes, plus door recess. Having a front aspect upvc double glazed window, Velux window, radiator and fitted wardrobe with sliding mirrored doors. A door leads into the

En Suite 2.58m x 1.55m (8'6" x 5'1") comprising a fully tiled shower cubicle with mains control shower, low flush wc, wash hand basin with vanity unit below, tiled splashback, shaver point,



recessed ceiling spotlighting, extractor fan and heated towel rail.

Bedroom Two 3.01m x 2.62m (9'10" x 8'7") measured up to the front of the wardrobes. Having rear aspect upvc double glazed window, radiator, loft access and fitted wardrobe with sliding doors.

Bathroom 2.01m x 2.01m (6'7" x 6'7") comprising bath with shower attachment to the taps, pedestal wash hand basin, low flush wc, Velux window and radiator.

OUTSIDE

To the front of the property there is a tarmac driveway providing ample parking and access to the single garage with light, power and cold water tap.

To the rear of the property there is a paved patio and lawn with well stocked borders enclosed by a timber fence. There is a rear entrance gate.

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 D

EPC RATING C

VIEWING

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

Ref FTA2792



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Total Area: 105.9 m² ... 1140 ft²

All measurements are approximate and for display purposes only

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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.