



**3 SPENCER CLOSE, ASHBOURNE, DE6 1BU**  
**PRICE: O/A £350,000**



## DESCRIPTION

A well-proportioned detached family home, situated in a residential cul-de-sac location, convenient for Ashbourne's wide range of facilities and amenities.

Being gas-central heated and double-glazed throughout, the property now offers scope for alteration to a new purchaser's taste, whilst providing spacious, three bedroomed accommodation, on a good-sized garden plot with ample parking and a useful garage.

Having been extended to the rear, the house now offers generous entrance hall, double aspect sitting room, fitted breakfast kitchen, ground floor wet room, utility room, three bedrooms and large bathroom. There are pleasant gardens front and rear.

Early viewing is highly recommended.

## ACCOMMODATION

A UPVC sealed unit double-glazed front door leads to

**Entrance Porch** with ceramic tiled floor and small pane glazed door and matching side screen to

**Spacious Reception Hall** 3.7m x 2.5m (12'1" x 8'2") (maximum overall measurements). Staircase off to first floor level, single panel central heating radiator and door off to

**Spacious Walk-in Cloak/Storage Cupboard** with fitted pegs and hanging rail.

**Double aspect Sitting Room** 6.68m x 3.5m widening to 4.1m (21'11" x 11'6" widening to 13'5") with UPVC sealed unit double-glazed windows to both front and rear, two large single panel central heating radiators and feature fireplace with inset cast-iron style decorative fuel effect gas fire and timber Adam surround.

**Breakfast Kitchen** 3.97m x 3.02m (13' x 9'11") with ceramic tiled floor, single panel central heating radiator and UPVC sealed unit double-glazed window overlooking the rear garden. Fitted units comprising base cupboards and wall drawer bank, tall, shelved larder cupboard, ample marble effect work surfaces with inset single drainer stainless steel sink unit, integrated Hotpoint electric double oven with four burner Hotpoint ceramic hob over. Wall mounted gas fired Ideal boiler for domestic hot water and central heating.

**Spacious walk-in, understairs Pantry** with ceramic tiled floor and fitted shelves.

**Rear Lobby** with ceramic tiled floor and step down to

**Rear Porch** with quarry tiled floor and UPVC sealed unit, double-glazed door and flanking window to the rear garden.

**Ground Floor Wet Room** having fully ceramic tiled walls and floor, double-panel central heating radiator and two UPVC sealed unit double-glazed windows. Fitted electric shower, pedestal wash-hand basin, low flush wc.

**Utility Room** having ceramic tiled floor, single panel central heating radiator and fitted 1.5 bowl sink unit with mixer tap set into work surface with appliance space beneath, with plumbing for automatic washing machine. There is a pedestrian access door to garage.



**Staircase to First Floor Landing** with double glazed window and central heating radiator.

**Bedroom One (front double)** 3.5m x 4.1m (11'6" x 13'5") with UPVC sealed unit double-glazed window and single panel central heating radiator, range of inbuilt bedroom furniture comprising two double-opening wardrobes with hanging rails and fitted shelves, flanking dressing table unit with a bank of three drawers.

**Bedroom Two (rear)** 3.76m x 3.04m (12'4" x 9'11") with UPVC sealed unit double-glazed window overlooking the rear garden, single panel central heating radiator and inbuilt double-opening wardrobe with hanging rail and shelf.

**Bedroom Three** 3.53m x 2.38m (11'7" x 7'9") plus deep over stairs storage recess with hanging rail. UPVC sealed unit double-glazed window to the front, single panel central heating radiator.

**Large Bathroom** 3.02m x 1.73m (9'11" x 5'8") having part fully tiled walls and contemporary three-piece suite in white, comprising panelled bath, wash-hand basin set into vanity unit with double-opening cupboard beneath and low-flush wc. Adjacent to the bathroom, but accessed via a door from the landing, is a most useful inbuilt shelved linen cupboard.

#### OUTSIDE

The property stands well back from the road, behind a primarily lawned front garden with flanking double width tarmacadam driveway providing ample car standing space.

The drive leads to a most useful attached **Garage** 5.5m x 3m (18' x 9'10") with up and over door and electric light and power connected. The garage houses the electricity consumer unit.

A side pedestrian access with well stocked border leads to the rear of the property where there is a good-sized garden area with shaped lawn, paved patio terrace, planted beds and borders with fruit trees etc. There is a most useful and spacious timber garden shed with electric power connected.

#### 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 E

#### EPC RATING D

#### VIEWING

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

**WHAT3WORDS** dampen.graceful.explained

Ref FTA2803





GROUND FLOOR  
855 sq.ft. (79.4 sq.m.) approx.



1ST FLOOR  
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1395 sq.ft. (129.6 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.