

**EXTREMELY WELL PRESENTED THREE-STOREY TOWNHOUSE**

**30 TAYLOR COURT  
ASHBOURNE  
DE6 1BZ**



**PRICE: O/A £260,000**

Offering spacious and flexible, three/four bedroomed accommodation in a most convenient town centre location

## DESCRIPTION

Being most conveniently situated within easy reach of the shops and facilities of Ashbourne town centre this spacious, modern, townhouse property offers well appointed and extremely well presented, adaptable accommodation over three floors.

Benefiting from gas fired central heating and sealed unit double glazing the property is considered to be ideal for occupation by the professional couple or family.

Briefly comprising reception hall with guest cloakroom, ground floor bedroom or study and utility room. At first floor level sitting room, large 'L' shaped dining kitchen. At second floor level three bedrooms (one with ensuite shower room) and family bathroom. Outside there is an easily managed block paved courtyard garden area with flanking drive to garage.

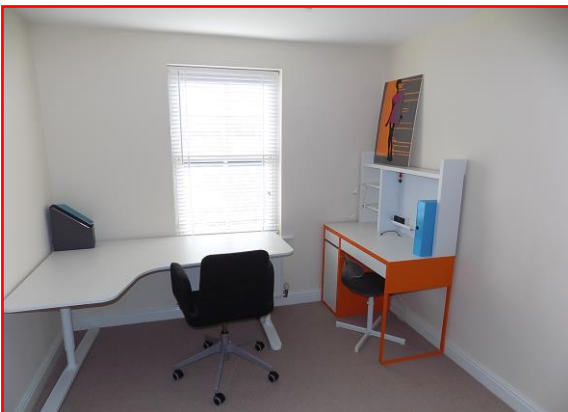
Early viewing is considered essential.

## ACCOMMODATION

A panelled front door with sealed unit double glazed fan light and canopy porch over leads to

**Reception Hall** with single panel central heating radiator and staircase off to first floor level. Spacious in built double opening cloaks cupboard with fitted coat pegs. Large under stairs storage cupboard with light and further fitted coat hooks.

**Cloakroom** having fitments in white comprising pedestal wash hand basin with tiled splashback and low flush wc. Single panel central heating radiator.



**Ground Floor Bedroom or Study** 11'3" x 8'6" (3.43m x 2.59m) with double panel central heating radiator and sealed unit double glazed sash window.



**Utility Room** 7'6" x 6'6" (2.29m x 1.98m) having sealed unit double glazed sash window, double panel central heating radiator and fitted single drainer stainless steel sink unit set into marble effect worktop with double opening cupboard beneath and flanking appliance space having plumbing for washing machine. Wall mounted gas fired Glow Worm boiler for domestic hot water and central heating.

Staircase to first floor level with **Landing** having single panel central heating radiator and staircase off to second floor.



**Sitting Room** 15'6" x 10'8" (4.72m x 3.25m) with two double panel central heating radiators and two sealed unit double glazed sash windows. Feature polished black marble fireplace with contemporary beech surround and fitted decorative fuel effect electric fire.



**Spacious L shaped Dining Kitchen** with dining area of 15'6" x 7'6" (4.72m x 2.29m) with two sealed unit double glazed sash windows and two double panel central heating radiators. The kitchen area measures 11'3" x 8'6" (3.43m x 2.59m) being fitted with a comprehensive range of high quality contemporary units providing base cupboards and wall cupboards

including corner unit, extensive marble effect round edge work surfaces with splashbacks, inset single drainer 1.5 bowl sink unit with mixer tap and appliance space having integrated Neff dishwasher, integrated Neff electric oven with four burner gas hob above, brushed stainless steel splashback and extractor fan. Integrated refrigerator and freezer. There is a skirting board heater.

**Staircase to second floor Landing** with central heating radiator and over stairs cylinder cupboard housing the hot water storage tank.



**Master Bedroom Suite** comprising **Double Bedroom** 15'6" (4.72) maximum (to the rear of the wardrobes) x 11'4" (3.24m) with two sealed unit double glazed sash windows with extensive views over the rooftops towards Ashbourne and the countryside beyond, double panel central heating radiator and two fitted double opening wardrobe cupboards with shelves and rails.

**En Suite Shower Room** having fittings in white comprising fully tiled shower cubicle with mains shower control, pedestal wash hand basin and low flush wc, towel rail radiator.



**Bedroom Two** 11'6" x 8'5" (3.50m x 2.56m) with sealed unit double glazed sash window and central heating radiator.

**Bedroom Three** 7'10" x 6'10" (2.39m x 2.08m) with single panel central heating radiator and sealed unit double glazed window.

**Principal Family Bathroom** being most pleasantly appointed having a fitted contemporary three piece suite in white comprising panelled bath with mixer tap shower handset and full height ceramic tiling over, wash hand basin set into vanity unit with double

opening cupboard beneath and flanking enclosed low flush wc. Chrome towel rail radiator and shaver point.

## OUTSIDE

The property is approached by the shared tarmac road into Taylor Court from where access is gained to the tarmac driveway of the property which provides useful car standing space and leads to the integral garage with up and over door and electric light and power supply. Adjacent to the driveway is a block paved courtyard garden area with bin store.

## SERVICES

It is understood that all mains services are connected. The property has the benefit of a wifi Hive heating system.

## 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 D.

## EPC RATING C

## VIEWING

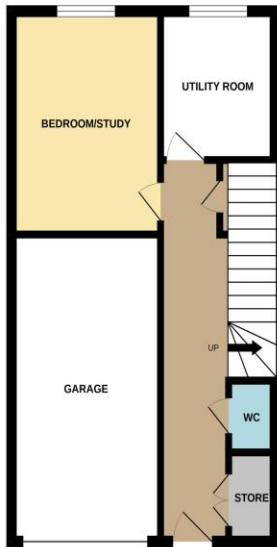
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

## DIRECTIONS

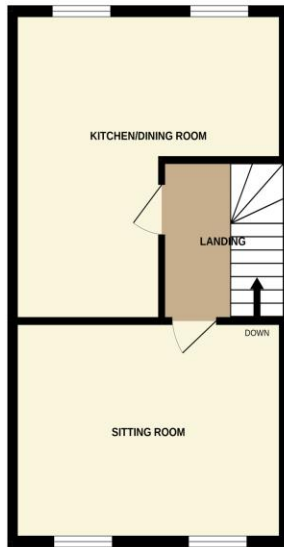
From the agents Church Street office turn left. At the traffic light junction turn right into Dig Street. Continue into Compton and to the traffic lights at the top. Turn left into Sturston Road and right into Taylor Court and No.30 will be found on the lefthand side.

Ref: FTA2317

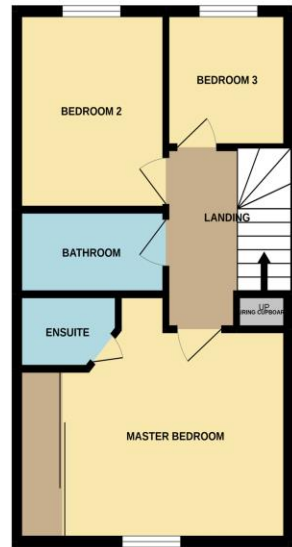
GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



2ND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1222 sq.ft. (113.5 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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