

A DELIGHTFUL TRADITIONALLY STYLED FOUR BEDROOM SEMI DETACHED FAMILY HOME OFFERING PARTICULARLY WELL PROPORTIONED AND CHARACTERFUL ACCOMMODATION

**MALDEN COTTAGE, 95 THE GREEN ROAD
ASHBOURNE
DE6 1EE**



PRICE: Offers Around £372,000

Occupying a desirable location on the outskirts of Ashbourne town centre

Currently run as a successful holiday let

**VIEWING HIGHLY RECOMMENDED
NO UPWARD CHAIN**

DESCRIPTION

A delightful, traditionally styled four bedroom semi detached family home offering well proportioned, light and spacious rooms retaining many original features.

Occupying an enviable location on the renowned 'The Green Road' within level walking distance of Ashbourne town centre yet with open countryside on the doorstep.

The property has been extended and offers well presented accommodation comprising of entrance hall, large sitting room with multi-fuel stove, farmhouse style dining kitchen, utility room, cloakroom and dining room to the ground floor.

On the second floor there are four double bedrooms, en suite shower room and a family bathroom with roll top style bath and separate shower cubicle.

The property stands back from the road behind a lawned garden with well stocked borders and trees along with driveway providing parking. At the rear of the property there is a very pleasant garden with shaped lawn and paved patios, enjoying a good degree of privacy.

ACCOMMODATION

A upvc double glazed front entrance door opens into the

Entrance Hall with radiator, staircase leading to the first floor and doors lead to the Sitting Room and Dining Room.



Sitting Room 5.35m x 4.35m [17'6" x 14'3"] with front aspect upvc double glazed windows, radiator, picture rail, alcove with inbuilt cupboard below, feature brick fireplace with inset multi fuel stove and stone flag hearth. Door leads to the



Farmhouse Style Dining Kitchen 4.49m x 4.33m [14'9" x 14'3"] comprising a traditional range of pine kitchen units and drawers, work surface with inset ceramic one and a half bowl sink and drainer unit, tiled splash backs, gas cooker point with space for a range style cooker, plumbing for a dishwasher and space for fridge/freezer. Breakfast bar area, two radiators, Velux window and upvc double glazed windows overlooking the rear garden. Tiled flooring and under stairs cupboard. A door leads into the

Utility Room 2.34m x 2.24m [7'8" x 7'4"] with Belfast sink, radiator, tiled flooring and space and plumbing for appliances. A door leads into the

Cloakroom comprising low flush wc and pedestal wash hand basin with tiled splash back. Radiator. Rear aspect upvc double glazed window and tiled flooring.



Dining Room 7.14m [23'5"] maximum x 2.54m [8'4"] having upvc double glazed windows to the front, side and rear. Radiator and quarry tiled flooring.

First Floor Landing with access to both lofts and doors lead to the bedrooms and family bathroom. N.B. The loft area in the extension has been partially converted, having been plaster boarded and having two roof light windows, and was previously used as a playroom or is ideal for storage.

Bedroom One 4.34m x 3.52m [14'3" x 11'7"] with feature tiled fireplace and open grate, picture rail, radiator and door leading into the

En Suite Shower Room comprising a corner shower cubicle with Triton electric shower, pedestal wash hand basin, low flush wc. Tiled splash back, tiled flooring and extractor fan.



Bedroom One

Bedroom Two 3.61m x 2.81m [11'10" x 9'3"] with rear aspect upvc double glazed window, picture rail, radiator, feature tiled fireplace with open grate and fitted wardrobes also housing the hot water cylinder.



Bedroom Three 3.72m x 2.55m [12'2" x 8'4"] overall measurements with rear aspect upvc double glazed window and radiator.



Bedroom Four 3.31m x 2.54m [10'10" x 8'4"] with front aspect upvc double glazed window and radiator.



Family Bathroom comprising a roll top style bath, corner shower cubicle with Triton electric shower, pedestal wash

hand basin with tiled splash back and low flush wc. Picture rail. Rear aspect upvc double glazed window, radiator and tiled flooring.



OUTSIDE

To the front of the property there is a tarmac driveway providing parking. A fore garden with paved patio and lawn with well stocked borders and trees. A side entrance gate leads to the rear garden which is of a generous size and offers a good degree of privacy. There is a paved patio immediately to the rear with shaped lawn, gravelled area and raised beds with well stocked borders. Further block paved patio providing a pleasant seating area and further patio at the end of the garden.



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

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 band C

VIEWING

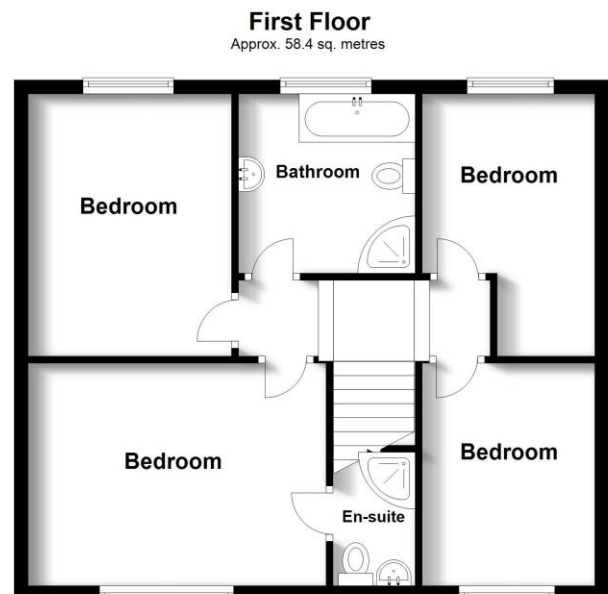
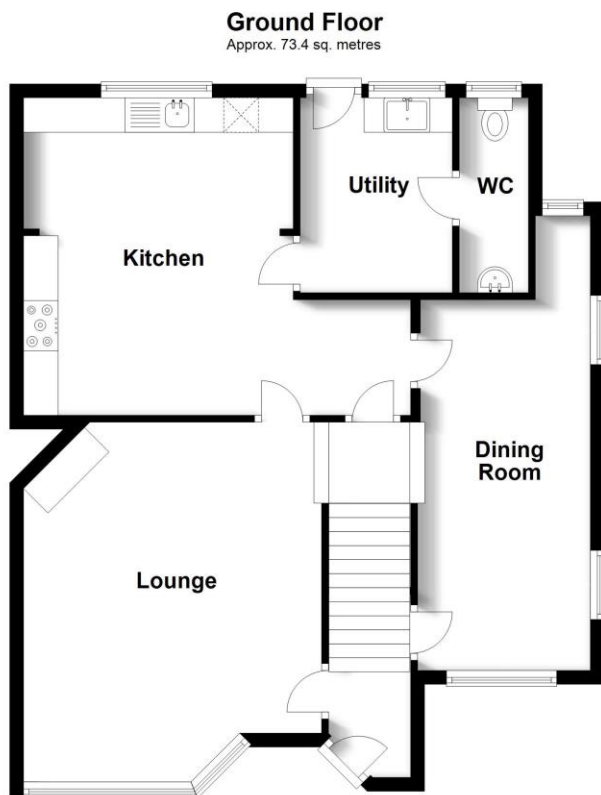
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

DIRECTIONS

From the agents Church Street office turn left. Proceed through the traffic lights into St John Street and continue to the 'T' junction at the end of the one way system. Bear left onto Cokayne Avenue and at the next 'T' junction turn right onto The Green Road. Proceed along here and the property is located on the left hand side.



Ref: FTA2359



Total area: approx. 131.8 sq. metres
95 The Green Road, Ashbourne, Derbyshire DE6 1EE

www.fidler-taylor.co.uk