

**A SUPERB FAMILY PROPERTY OFFERING SPACIOUS 3
BEDROOMED ACCOMMODATION**

**DRUMGOWNA
KNIVETON
ASHBOURNE
DE6 1JH**



PRICE: O/A £350,000

Occupying an idyllic village centre location with spacious gardens to the rear.

DESCRIPTION

Occupying an enviable location close to the centre of the very popular and sought after village of Kniveton this modern, detached, stone built family house built in 1999 is oil centrally heated and double glazed throughout. The architect designed property, which is well placed for ready access not only to main employment centres including Ashbourne and Derby, Matlock, Belper etc but is also most convenient for the glorious countryside of the Derbyshire Dales and the Peak District, briefly comprises large open plan 'L' shaped dining kitchen, cloakroom and utility room off with at first floor level a generous sitting room, three bedrooms, one with en suite, and family bathroom. Outside there are generous gardens, driveway parking and a double garage.

Further viewing is considered essential.

ACCOMMODATION

A hardwood stripped glazed ground floor entrance door leads to

Large 'L' Shaped Dining Kitchen



Kitchen Area 12'7" x 11'2" [3.83m x 3.4m] having tiled floor and a comprehensive range of fittings providing base cupboards and wall cupboards, matching shelf units and ample round edge work surfaces with appliance space beneath having integrated dishwasher and electric cooker point. Freestanding oil fired boiler for domestic hot water and central heating. Inset one and a half bowl single drainer sink unit with pillar mixer tap. Beamed ceiling and two sealed unit double glazed windows. Staircase off to first floor level. Open plan access to



Dining Room 15'7" x 15'7" [4.75m x 4.75] maximum overall measurements with ceramic tiled floor to match the kitchen, two single panel central heating radiators and three sealed unit double glazed windows. Large feature brick built inglenook style fireplace with fitted cast iron propane gas decorative fuel effect room heater stove. Door from the dining room leads the utility area and a door from the kitchen leads to

Guest Cloakroom having fitments in white comprising low flush wc with wooden seat and lid and pedestal wash hand basin, single panel central heating radiator and ceramic tiled floor.

Utility Room 10'4" x 4'8" [3.15m x 1.42m] having ceramic tiled floor to match the dining room, single panel central heating radiator and fitted single drainer sink unit with mixer tap over two base cupboards with round edge work surface having appliance space beneath with plumbing for automatic washing machine. Pedestrian access door to the garage.



Staircase from the kitchen to first floor galleried landing.



Sitting Room 15'10" x 15'8" [4.83m x 4.77m] having impressive full height rustic brick built inglenook style fireplace with raised quarry tile hearth and fitted recessed propane gas fired decorative fuel effect room heater stove. Sealed unit double glazed window to the front and hardwood sealed unit double glazed sliding patio door to the rear garden and the open fields beyond. Two wall light points.

Master Bedroom Suite comprising **Bedroom** 12'7" x 11'4" [3.83m x 3.45m] plus deep

door recess having single panel central heating radiator and two sealed unit double glazed windows.

En Suite Shower Room having fitments in white comprising low flush wc with wooden seat and lid, pedestal wash hand basin and shower cubicle with folding sliding glazed shower screen doors and mains shower control. Fully tiled walls, shaver light and single panel central heating radiator.

Bedroom Two (rear double) 12'4" x 8'2" [3.76m x 2.49m] having single panel central heating radiator, sealed unit double glazed window.

Bedroom Three (front) 8'10" x 6'10" [2.69m x 2.08m] having sealed unit double glazed window and single panel central heating radiator.



Principal Family Bathroom having three-piece suite in white comprising panelled bath, pedestal wash hand basin and low flush wc with wooden seat and lid, single panel central heating radiator, fully ceramic tiled walls, shaver light and sealed unit double glazed window. Inset ceiling spotlights.



OUTSIDE

A wide shared block paved driveway leads to the front of the house with flanking planted border and onto the integrated double garage with twin up and over doors and electric light and power supply. Pedestrian side access leads through a timber gate to the rear of the property where adjacent to the house there is an extensive block paved patio beyond which there is a sloping primarily lawned garden. The rear garden adjoins and overlooks open fields and immediately to

the side of the house is a small area of enclosed garden which houses the oil storage tank.

SERVICES

It is understood that mains water, electricity and drainage 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 F.

EPC RATING E

VIEWING

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

DIRECTIONS

From the centre of Ashbourne leave in north-easterly direction along the B5035 Wirksworth, Matlock road. Proceed for about 5 miles to the village of Kniveton and continue down the hill passing the Red Lion pub on the lefthand side. Drumgowna will be found situated a little further along also on the left.

FTA2360

Ground Floor



First Floor



Drumgowna Kniveton

www.fidler-taylor.co.uk

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.