

**A SPACIOUS AND FLEXIBLE VALUE-FOR-MONEY FAMILY HOME**

**32 THE GREEN ROAD  
ASHBOURNE  
DE6 1ED**



**PRICE: O/A £275,000**

Occupying a most convenient and sought after residential location  
**NO UPWARD CHAIN**

## DESCRIPTION

Being situated on the popular Green Road, convenient for Ashbourne's facilities and amenities, this traditionally styled, semi-detached house offers generously proportioned and well appointed and presented accommodation which is gas centrally heated and double glazed throughout.

Ideal for family occupation the value-for-money property briefly comprises entrance lobby, sitting room, conservatory, dining room, excellent fitted kitchen, guest cloakroom. At first floor level there are four good sized bedrooms and contemporary bathroom with shower. Outside ample car standing space, large rear garden with workshop/store.

## ACCOMMODATION

A panelled and stained, leaded sealed unit double glazed upvc front door leads to

**Entrance Vestibule** with staircase off to first floor level.

**Sitting Room** 18' x 12' [5.49m x 3.66m] with leaded upvc sealed unit double glazed window to the front, single panel central heating radiator and solid oak flooring. Ceiling beam and feature rustic brick recessed fireplace with deep stone hearth and fitted Stovax cast iron log burner stove. Further double panel central heating radiator and double opening hardwood glazed doors to Conservatory. Two wall light points and connecting door to Inner Lobby.

**Conservatory** approx. 10'6" x 9'9" [3.2m x 2.97m] approximately being of upvc sealed unit double glazed construction over a brick base and having ceramic tiled floor and double panel central heating radiator. double opening doors to the exterior rear.

**Dining Room** 12'3" x 10' [3.73m x 3.05m] with upvc sealed unit double glazed leaded window to the front, double panel central heating radiator and limed oak effect ceramic tiled floor. Inset ceiling spotlights.

**Fitted Kitchen** 12'3" x 7'8" [3.73m x 2.34m] maximum overall measurements having been comprehensively fitted with an excellent of quality fitted units providing base cupboards and wall cupboards including quadrant wall cupboard, drawer bank, ample work surfaces with inset one and a half bowl stainless steel single drainer sink unit with mixer tap having appliance space under with plumbing for automatic washing machine, bottle refrigerator and space for electric cooker with extractor hood over. Integrated refrigerator and freezer. Slate effect ceramic tiled floor and upvc sealed unit double glazed window overlooking the rear garden together with pvc sealed unit double glazed door to the exterior rear.

**Inner Lobby** with connecting door to the Sitting Room, deep and useful under stairs storage/cloaks cupboard and door off to

**Guest Cloakroom** having fitments in white comprising low flush wc and pedestal wash hand





basin, ceramic tiled floor to match the kitchen, upvc sealed unit double glazed window, single panel central heating radiator. The cloakroom also houses the wall mounted gas fired boiler for domestic hot water and central heating.

Staircase to first floor landing

**Bedroom One** (front double) 12'2" x 9'10" [3.71m x 3m] having upvc sealed unit double glazed window to the front, single panel central heating radiator.

**Bedroom Two** (front) 10'9" x 8'5" [3.28m x 2.56m] with leaded sealed unit double glazed window to the front, single panel central heating radiator and useful over stairs storage cupboard.

**Bedroom Three** (rear) 9'5" x 9'2" [2.87m x 2.79m] with double panel central heating radiator and upvc sealed unit double glazed window. This room enjoys extensive views over the rooftops and towards open countryside.

**Bedroom Four** (rear) 8'10" x 7'6" [2.69m x 2.29m] with upvc sealed unit double glazed window and double panel central heating radiator.

**Bathroom** superbly planned and appointed bathroom/wet room having contemporary fitments in white comprising wash hand basin set into a vanity unit with cupboards beneath and to the side, flanking low level wc with further cupboard to the side, shelf unit and two cupboards above. Panelled bath with mixer tap and flanking open wet room shower tray with mains shower control and full height waterproof shower boarding to the walls. Contemporary upright central heating radiator, inset ceiling spotlights, sealed unit double glazed window and karndean flooring.

## OUTSIDE

The property occupies a spacious, wide fronted plot with an extensive tarmacadam forecourt and garden area which provides extensive car standing space.

A side pedestrian access leads through an arched timber gate to the rear of the property where there is a large garden arranged on two levels. A stone flag patio terrace immediately adjoins the conservatory in front of which there is a shaped lawn and well stocked shrub and evergreen and flower bed. Adjacent to the lawn is a further raised natural stone patio terrace which enjoys a high degree of privacy and seclusion. There is an adjacent sectional concrete workshop store with electric light and power connected having approximate internal measurements of 11'6" x 9' [3.5m x 2.74m].

A short flight of steps lead down to the garden at lower level where again there is a good sized lawn, flag patio and log store. A particular feature of the lower level garden is an excellent timber workshop/store (approx. 15' x 9' [4.57m x 2.74m]) with electric light and 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.

**NB** Prospective purchasers should note that the bedroom furniture currently situated at the property will be included in the sale.

## 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 C.

## EPC RATING D

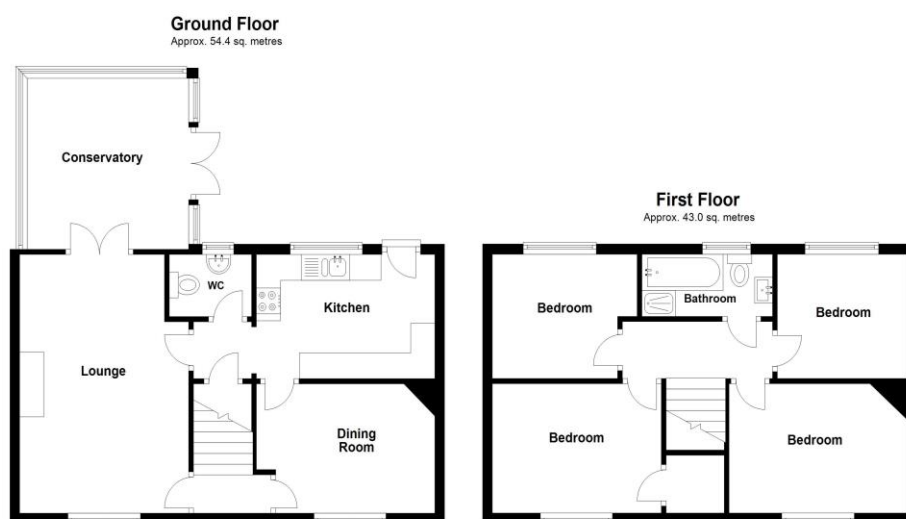
## VIEWING

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

## DIRECTIONS

From the agents Church Street office turn left and proceed through the traffic lights into St John Street, continue along and then bear left up into the Market Place. At the top of the Market Place turn right into King Street and continue along into The Green Road and No.32 will be found on the righthand side marked by our for sale board.

Ref: FTA2385



Total area: approx. 97.4 sq. metres  
32 The Green Road, Ashbourne, Derbyshire, DE6 1ED

[www.fidler-taylor.co.uk](http://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.