

**A DETACHED FAMILY RESIDENCE IN POPULAR LOCATION**

**30 MANOR ROAD  
ASHBOURNE  
DE6 1EH**



**PRICE: O/A £370,000**

Offering spacious and flexible accommodation with  
conservatory & double garage  
No upward chain

## DESCRIPTION

Occupying a slightly elevated position from which it enjoys far reaching views across Ashbourne and to the countryside beyond this pleasantly appointed gas centrally heated and double glazed detached property provides a well proportioned and flexible home ideal for the growing family.

The accommodation which, originally comprised reception hall, study, sitting room, dining room, fitted kitchen, utility room, four bedrooms, one with re-fitted en suite and further re-modelling family bathroom has been considerably enhanced by the construction of an excellent conservatory which overlooks the private rear garden.

There is ample car standing space to the front together with a brick and tile garage. The property should be viewed without delay.

## ACCOMMODATION

A upvc sealed unit double glazed and panelled door with matching flanking side screen leads to

**Entrance Porch** with quarry tiled floor, courtesy light with further small pane glazed and panelled front door with leaded double glazed side screens leading to

**Reception Hall** with single panel central heating radiator, staircase off to first floor level and understairs storage cupboard.

**Guest Cloakroom** having fitments in ivory comprising low flush wc and wall mounted wash hand basin. Ceramic splashback tiling, single panel central heating radiator, sealed unit double glazed window.

**Study** 7'7" x 7'5" (2.31m x 2.26m) having double panel central heating radiator, sealed unit double glazed window.

**Sitting Room** 15' x 11'9" (4.57m x 3.58m) having corniced ceiling, double panel central heating radiator and upvc sealed unit double glazed window enjoying extensive views over the rooftops of the countryside beyond. Feature polished marble fireplace with matching hearth, fitted decorative fuel effect electric fire and mahogany Adam style surround. A wide square arch leads through to



**Dining Room** 11'9" x 9'4" (3.58m x 2.84m) with double panel central heating radiator and corniced ceiling. There are aluminium framed sealed unit

double glazed sliding patio doors leading from the dining room to the conservatory.



NB – It should be noted that the double opening doors originally fitted between the sitting room and dining room have been retained by the current owners to be re-fitted by a new owner should that be required.

**Conservatory** approximately 12'4" x 11'4" (3.76m x 3.45m) having a brick base with upvc sealed unit double glazed super structure the upper lights of which are leaded and stained glazed. There is a door to the exterior garden and two double panel central heating radiators.



**Fitted Kitchen** 14'3" x 8'6" (4.34m x 2.59m) having been comprehensively fitted with a good range of base and wall cupboards with ample round edge work surfaces, inset 1.5 bowl single drainer stainless steel sink unit with mixer tap, appliance space with plumbing for dishwasher, base and wall corner shelf units, cooker recess with both gas and electric cooker connection points. Sealed unit double glazed window overlooking the landscaped rear garden. Connected door to reception hall and arched opening to



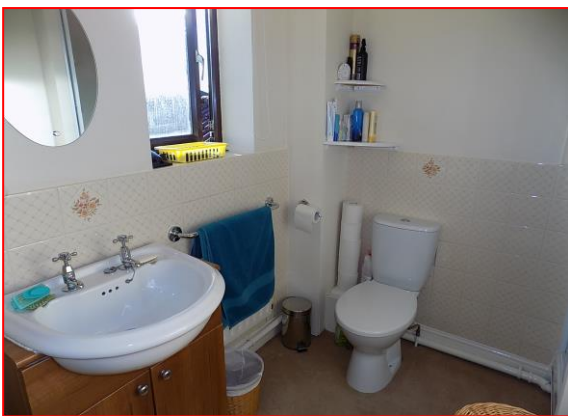
**Utility Room** 7'5" x 5'3" (2.26m x 1.60m) with a range of fitted base cupboards beneath round edge work surfaces and single drainer stainless steel sink unit with tiled splashbacks. Appliance space with plumbing for automatic washing machine. Wall mounted Logic gas fired boiler for domestic hot water and central heating. Single panel central heating radiator. Upvc sealed unit double glazed door to the exterior side, fitted coat pegs.

**Staircase to First Floor Level** with galleried landing

**Master Bedroom Suite** comprising **Double Bedroom** 13' x 11'9" (3.96m x 3.58m) with single panel central heating radiator and upvc sealed unit double glazed window having extensive views over the rooftops of Ashbourne to the countryside beyond. The room features a range of in built bedroom furniture comprising two double opening wardrobes, double bed inset with top cupboards over and fitted bedside cabinets.



**Re-Fitted En Suite Shower Room** having fitments in white comprising shower cubicle with glazed shower screen door and Triton mains control shower, low flush wc and wash hand basin set into vanity unit with double opening cupboard beneath. Part tiled walls, upvc sealed unit double glazed window. In built cylinder and airing cupboard housing the insulated copper hot water cylinder with fitted immersion heater and fitted slatted shelves.



**Bedroom Two (Rear)** 11'4" x 8'8" (3.45m x 2.64m) with double panel central heating radiator and sealed unit double glazed window.

**Bedroom Three (Rear)** 11'2" x 9'9" (3.40m x 2.97m) with sealed unit double glazed window, double panel central heating radiator.

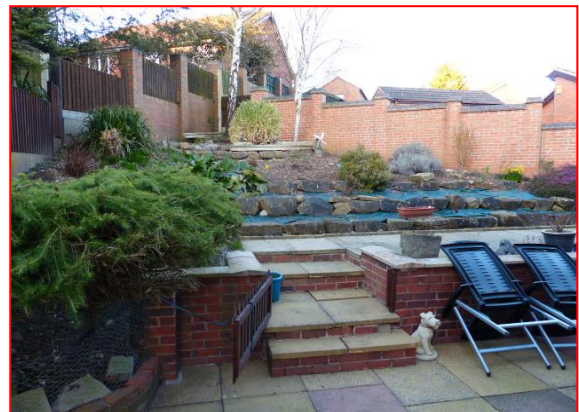
**Bedroom Four** 10'3" x 7'9" (3.15m x 2.36m) having single panel central heating radiator and sealed unit double glazed window.

**Principal Family Bathroom** having contemporary fitments in white comprising panelled bath, pedestal wash hand basin and low flush wc. Part ceramic tiled walls, single panel central heating radiator and sealed unit double glazed window.

## OUTSIDE

The property occupies a slightly elevated position standing well back from the road on a wide fronted plot. A double width tarmac driveway leads to the brick and tile garage, there is a further large tarmac car standing area and gravelled front garden.

The garage measures approximately 20' x 16'4" (6.10m x 4.98m) maximum, has twin up and over doors, electric light and power supply and pedestrian access door to the rear. There is a gated pedestrian access to each side of the property which in turn leads to the good sized landscaped, terraced rear garden with large flagged rear side patio area, further elevated patio and large well stocked rockery garden with numerous shrubs, bushes, evergreens and two silver birch trees.



## 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 Derbyshire Dales District Council band E.

## EPC RATING D

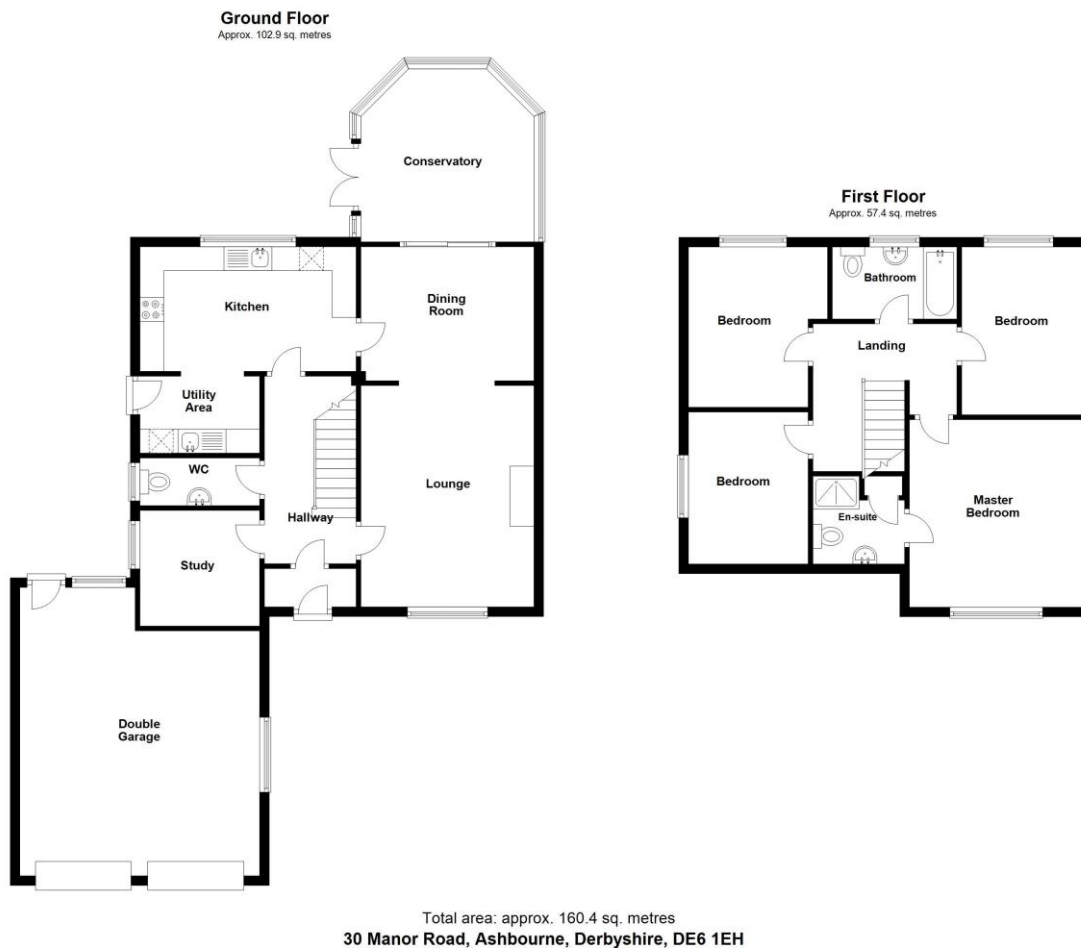
## VIEWING

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

## DIRECTIONS

From the agents Church Street office turn left, proceed through the traffic lights into St John Street and continue to the end. Proceed straightover bearing slightly to the left onto Cokayne Avenue and at the T junction turn right into Green Road. Turn first left into Greenway and then right again into Manor Road. Follow the road round and No. 30 will be found on the right hand side marked by our for sale board.

Ref: FTA2390



[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.