

AN EXTENDED TRADITIONAL SEMI ENJOYING EXTENSIVE VIEWS

**MAGNOLIAS, 53 BELLE VUE ROAD
ASHBOURNE
DE6 1AT**



PRICE: Offers Around £249,950

Spacious three bedroom accommodation offering great potential

DESCRIPTION

Being situated on the very popular Belle Vue Road convenient for Ashbourne town centre shops and facilities but also benefiting from extensive views over St Oswald's Church and beyond this traditionally styled semi detached family home now provides tremendous scope and potential for upgrading and adaptation to a new purchasers taste.

Having the benefit of a rear extension the gas centrally heated and double glazed property now provides three reception rooms, kitchen, cloakroom, conservatory, three bedrooms and bathroom. There are good sized gardens and a double garage with separate rear access.

Early viewing is highly recommended.

ACCOMMODATION

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

Full width Entrance Porch being sealed unit double glazed and sheltering the glazed front door to

Reception Hall with single panel central heating radiator and staircase off to first floor level.



Double Aspect Sitting Room 17'5" x 11' [5.31m x 3.35m] having sealed unit double glazed window to the front and upvc sealed unit double glazed sliding doors leading to the conservatory at the rear. Two single panel central heating radiators and feature stone fireplace with polished marble hearth and fitted decorative fuel effect gas fire. Corniced ceiling.

Rear Conservatory 8'9" x 7'5" [2.67m x 2.26m] being of upvc construction with double glazed sliding patio door leading to the rear garden, single panel central heating radiator.



Dining Room 10'8" x 9'2" [3.25m x 2.79m] plus cant bay to the front with lattice leaded sealed unit double glazed window, two wall light points and single panel central heating radiator with shelf over. Teak fire surround and gas supply point.



Breakfast Room 12'7" x 7'10" [3.83m x 2.39m] having single panel central heating radiator, door off to covered side passageway and further door to

Under Stairs Pantry/Cloaks Cupboard with fitted coat pegs.



Kitchen 9'4" x 6'10" [2.84m x 2.08m] having a range of fitted units in medium oak comprising base cupboards and wall cupboards with ample round edge work surfaces having inset single drainer stainless steel sink unit with appliance space beneath having plumbing for automatic washing machine. Inset four burner gas hob with cooker hood over, oven housing with fitted Creda electric double oven with cupboards above and below. Tiled splash back, plumbing for dishwasher, strip light and upvc sealed unit double glazed window overlooking the rear garden. From the kitchen a door leads to

Rear Shelved Pantry off which a further door leads to

Ground Floor Cloakroom with low flush wc, double glazed window and upvc sealed unit double glazed door to the exterior rear.

Staircase to first floor landing with upvc sealed unit double glazed window and loft access hatch.

Bedroom One (front double) 14'6" x 9'10" 4.42m x 3m] maximum with lattice leaded upvc sealed unit double glazed window to the front enjoying a superb view of St Oswald's church and over the rooftops

behind to the rolling countryside beyond. Single panel central heating radiator and a range of inbuilt bedroom furniture providing wardrobes, dressing table unit with fitted drawer, double bed inset with flanking bedside cabinets and top cupboards above.



Bedroom Two (front) 10'9" x 9'3" [3.28m x 2.82m] again having superb aspect over the town and beyond from the upvc sealed unit lattice leaded double glazed window, Single panel central heating radiator, fitted twin double opening wardrobes with hanging rails and shelves.



Bedroom Three (rear) 13'1" [3.99m] maximum x 7'1" [2.16m] with upvc sealed unit double glazed window overlooking the rear garden, single panel central heating radiator with inbuilt double opening cupboard housing the wall mounted Worcester gas fired boiler for domestic hot water and central heating. A further double opening cupboard beneath housing the insulated copper hot water cylinder with fitted immersion heater.



Bathroom being of spacious proportions 10'5" x 5'6" [3.17m x 1.68m] and having fittings in Sorrento blue comprising panelled bath with mixer tap and shower handset, pedestal wash hand basin and low flush wc.

Part tiled walls, sealed unit double glazed upvc window, single panel central heating radiator.



OUTSIDE

The property occupies a prominent slightly elevated position from which it enjoys extensive open aspect. It stands behind a well stocked, primarily lawned front garden with numerous flowers, shrubs, bushes, evergreens and trees including two mature magnolia trees from which the house takes its name.

To the side of the house and approached by a stained leaded glazed and sealed unit double glazed front door there is a covered side passageway with terrazzo tiled floor, roof light and further upvc sealed unit double glazed door which leads to the rear garden.

The property has the benefit of a good sized terraced rear garden with rockery, paved patio area and planted side borders. There is an outside cold water tap and a separate rear pedestrian vehicular access leads to the detached block built garage with twin up and over doors, pedestrian side access door and electric light and power connected. There is also a timber garden shed.



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 D



VIEWING

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

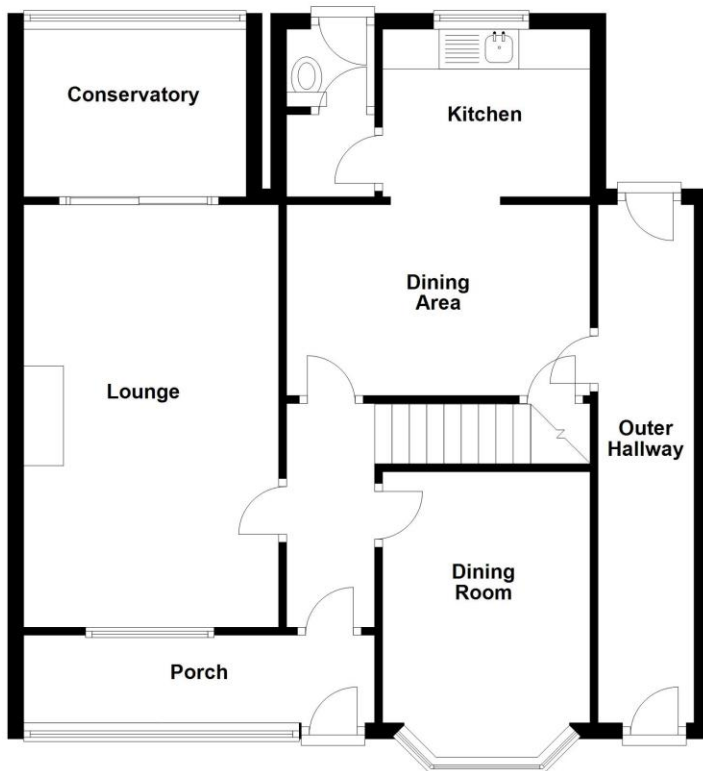
DIRECTIONS

From the agents Church Street office turn left, proceed through the traffic lights into St John Street and then turn left into the Market Place. At the top of the Market Place turn left again onto Union Street, continue along to Belle Vue Road where the property will be found on the left hand side marked by our for sale board.

Ref: FTA2400

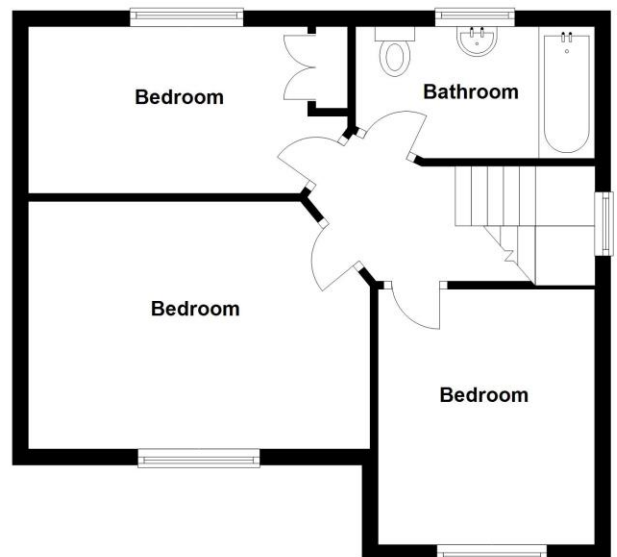
Ground Floor

Approx. 69.5 sq. metres



First Floor

Approx. 40.9 sq. metres



Total area: approx. 110.4 sq. metres

53 Belle Vue Road, Ashbourne, Derbyshire, DE6 1AT

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.