

**A SUBSTANTIAL AND TRADITIONAL THREE BEDROOM SEMI DETACHED
PROPERTY HAVING BEEN RECENTLY RENOVATED AND EXTENDED**

**3 HILLSIDE AVENUE
ASHBOURNE
DE6 1EG**



PRICE: £325,000

Occupying a sought after location within walking distance of the town centre
NO UPWARD CHAIN

DESCRIPTION

Having been recently extended and renovated this traditional semi detached property offers spacious three bedroom accommodation. A particular feature of the property is the open plan dining kitchen with bi fold doors opening onto the garden enjoying pleasant south westerly views to the rear.

The property has gas central heating, upvc double glazing and comprises entrance hallway, two reception rooms, open plan dining kitchen, three bedrooms along with a family bathroom.

The property stands on a good sized plot with driveway providing ample parking and access to a small garage providing useful storage space. There is a generous sized rear garden with lawn and extensive deck across the rear of the property.

Situated in one of Ashbourne's most sought after residential locations just off The Green Road. Conveniently placed within walking distance of the town centre, Ashbourne Primary School and Queen Elizabeth's Grammar School.

ACCOMMODATION

A upvc double glazed front entrance door opens into the

Entrance Hall with staircase leading to the first floor, radiator, understairs storage cupboard and doors lead to the sitting room, dining room and dining kitchen.

Sitting Room 3.64m x 3.58m (11'11" x 11'9") having front aspect upvc double glazed curved bay window, coved ceiling, radiator and LED electric fire.



Dining Room 5.11m x 3.51m (16'9" x 11'6") having a coved ceiling, radiator, timber fireplace with tiled hearth and electric fire, rear aspect upvc double glazed windows and door opening onto the rear garden.



Dining Kitchen 5.74m x 3.75m (18'10" x 12'4") comprising a modern range of base units and drawers with integrated Lamona electric oven and Lamona four ring electric hob with stainless steel extractor hood above. Work surface with inset stainless steel

sink and drainer unit, plumbing for dishwasher and space for appliances. Recessed ceiling spot lights, rear and side aspect upvc double glazed windows, two radiators and in-built walk in cupboard with plumbing for washing machine. There are bi-fold doors opening onto the rear garden.

First Floor Landing with access to the roof space. Side aspect upvc double glazed window and doors lead to the bedrooms and bathroom.

Bedroom One 3.79m x 3.59m (12'5" x 11'9") with front aspect upvc double glazed curved window, radiator and in built wardrobe.



Bedroom Two 4.06m x 3.38m (13'4" x 11'1") with rear aspect upvc double glazed windows, radiator and in built cupboards.



Bedroom Three 2.69m x 2.26m (8'10" x 7'5") with rear aspect upvc double glazed window and radiator.



Family Bathroom comprising bath with mains control shower over, pedestal wash hand basin, low flush w.c., partially tiled walls, front aspect upvc double

glazed window, recessed ceiling spotlighting, extractor fan and heated towel rail.

OUTSIDE

The property occupies a generously proportioned plot with gravelled driveway providing parking, planted border and double garage doors open into a small garage measuring 3.32m x 2.53m (10'11" x 8'4") having light and power and housing the Ideal gas central heating boiler.

At the rear there is a very generous rear garden which is laid primarily to lawn and is well stocked with shrubs and trees. A large deck runs across the rear of the property from which there are very pleasant views.



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 C.

EPC RATING C

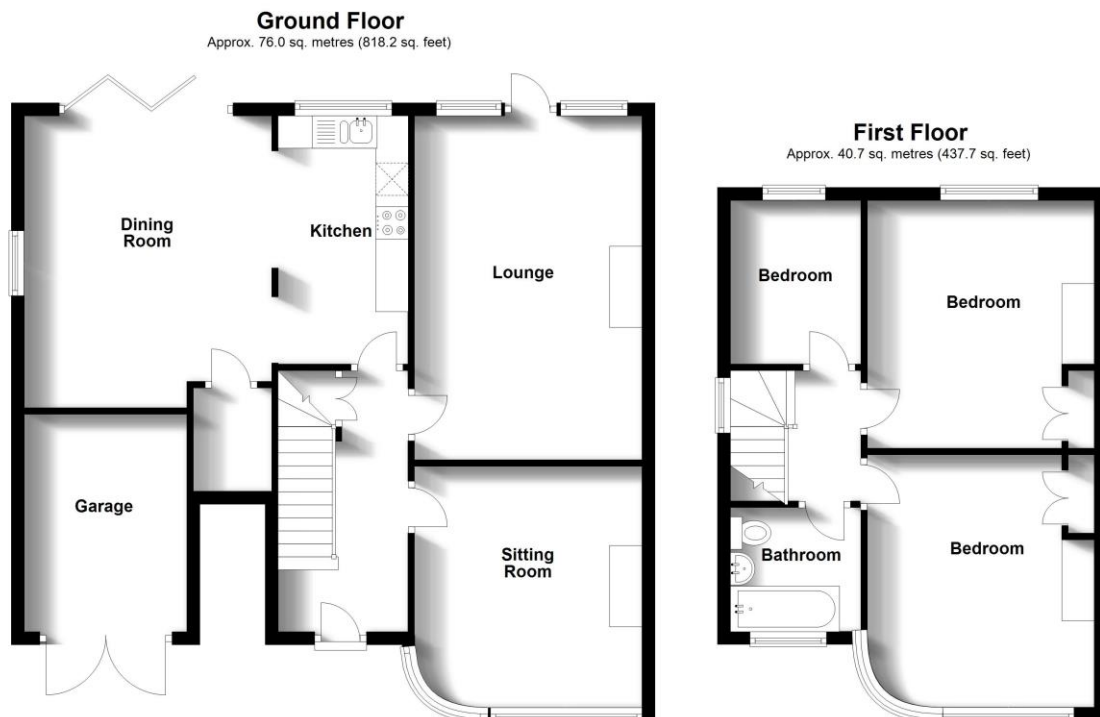
VIEWING

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 to the very end. Proceed straight over into Cokayne Avenue and then turn right at the end into The Green Road. Turn first left into Greenway and left again into Hillside Avenue and the property is located on the left hand side identified by our For Sale board.

Ref: FTA2404



Total area: approx. 116.7 sq. metres (1255.9 sq. feet)
3 Hillside Avenue, Ashbourne, Derbyshire, DE6 1EG

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.