

A DECEPTIVELY SPACIOUS AND FLEXIBLE FAMILY HOME

**8 WEAVER CLOSE
ASHBOURNE
DE6 1BS**



PRICE: O/A £395,000

Providing well proportioned four bedroomed accommodation in a sought after cul de sac position

No upward chain

DESCRIPTION

Standing at the head of a quiet yet convenient residential cul de sac this detached house offers pleasantly appointed, surprisingly spacious gas centrally heated and double glazed four bedroom accommodation which is in easy reach of Ashbourne town centres facilities and also main transport routes.

Ideally for occupation by the growing family or for those needing to accommodate a dependent relative the property has an adaptable internal layout and briefly comprises spacious reception hall, sitting room, separate dining room, large fitted breakfast kitchen, ground floor bedroom, fully tiled wet room shower. At first floor level there are three further double bedrooms and a large family bathroom.

Outside there are most pleasant gardens front and rear, driveway, useful garage.

An early internal inspection is considered essential.

ACCOMMODATION

A composite upvc leaded sealed unit double glazed front door with flanking double glazed side screens leads to

Spacious Reception Hall 21'9" x 7'1" (6.63m x 2.16m) with two central heating radiators and oak effect laminate floor. Staircase off to first floor level.



Ground Floor Cloaks/Wet Room having fully ceramic tiled walls and floor, wet room shower with mains shower control and glazed shower screen. Wash hand basin set into vanity unit with cupboards beneath and low flush wc. Obscured sealed unit double glazed window and large towel rail radiator.



Sitting Room 14'5" x 14'5" (4.39m x 4.39m) with single panel central heating radiator and upvc sealed unit double glazed French door with flanking matching side screens to the rear garden. Further upvc sealed unit double glazed side window.



Dining Room 14'5" x 9'3" (4.39m x 2.82m) having double panel central heating radiator and upvc sealed unit double glazed window.



Spacious Breakfast Kitchen 12'7" x 12'4" (3.83m x 3.76m) having terrazzo tiled floor, double panel central heating radiator and comprehensive range of good quality fitted units providing base cupboards and wall cupboards, drawer bank, ample slate effect work surfaces with ceramic tiled splashbacks, appliance space with plumbing for automatic washing machine. Integrated Lamona electric oven with inset four burner gas hob over and brushed stainless steel cooker hood above. Integrated refrigerator, integrated freezer and inset ceiling spot lights. Wide upvc sealed unit double glazed window overlooking the rear garden and upvc sealed unit double glazed door to the rear porch.



Ground Floor Bedroom or Study 12'10" x 12'10" (3.91m x 3.91m) having upvc sealed unit double glazed window to the front and central heating radiator.

Rear Porch 6'7" x 3'9" (2m x 1.14m) with upvc sealed unit double glazed door and side screen to the pedestrian side access. Pedestrian access door to garage and door off to

Pantry Store 6'8" x 5'2" (2.03m x 1.57m) with fitted work surface and appliance space beneath.

Staircase to First Floor with large galleried landing approximately 14'10" x 6' (4.52m x 1.83m) with upvc sealed unit double glazed window and central heating radiator. Door off to large walk in L shaped storage/linen cupboard with fitted slatted bench shelving and central heating radiator.

Bedroom One (large end double) 15'4" maximum x 14'6" (4.67m x 4.42m) with eaves storage cupboards, central heating radiator and two upvc sealed unit double glazed windows.



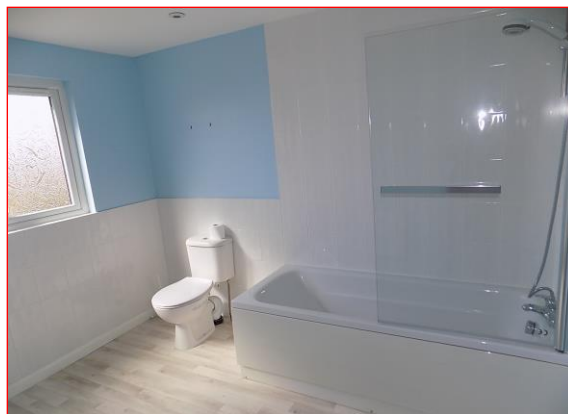
Bedroom Two (rear double) 12'7" x 12'2" (3.83m x 3.71m) maximum overall measurements. Having central heating radiator and upvc sealed unit double glazed window overlooking the rear garden and towards the playing fields of Hilltop School.



Bedroom Three (front double) 13' x 13'8" (3.96m x 4.16m) having central heating radiator, upvc sealed unit double glazed window and two eaves storage cupboards.



Principal Family Bathroom being of spacious proportions (approximately 9'8" x 9'4") with three piece suite in white comprising panelled bath with mixer tap and shower handset. Low flush wc and pedestal wash hand basin, partially tiled walls, upvc sealed unit double glazed window and single panel central heating radiator. Inset ceiling spot lights.



OUTSIDE

The property occupies a spacious plot at the head of a quiet yet convenient cul de sac. There is a primarily lawned front garden with planted beds and borders. A long tarmac driveway provides ample car standing space and leads to the integral garage approximately 15'7" x 8'10" (4.75m x 2.69m) with up and over door. The garage houses the wall mounted gas fired Baxi boiler for domestic hot water and central heating and there is a sliding pedestrian access door to the rear porch. A gated pedestrian access to each side of the house leads to the rear where there is a good sized private and enclosed primarily lawned garden with paved patio, planted rose, flower, shrub and rockery borders and a further side garden with pergola garden seat and useful timber garden shed.

From the rear garden there is a gated access to a public footpath which in turn leads onto Spencer Close.



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 E

EPC RATING D

VIEWING

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

DIRECTIONS

From Ashbourne town centre leave in a south easterly direction along the main A52 Derby Road. At the top of the hill turn right into Springfield Avenue and at the T junction turn right again onto Old Derby Road. Proceed for a short distance before turning left into Weaver Close where the property will be found directly ahead marked by our for sale board.

Ref: FTA2408



GROUND FLOOR
1086 sq.ft. (100.9 sq.m.) approx.



1ST FLOOR
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA: 1947 sq.ft. (180.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.