

**EXTENDED TRADITIONALLY STYLED, DETACHED HOME IN SOUGHT
AFTER LOCATION**

**104 THE GREEN ROAD
ASHBOURNE
DE6 1EE**



PRICE: OFFERS OVER £425,000

An excellent family property with delightful open rear aspect

NO UPWARD CHAIN

DESCRIPTION

This elegant, detached, traditionally styled and constructed family home occupies a generously proportioned plot in a much sought after location within easy reach of the facilities and amenities of Ashbourne town centre whilst enjoying an extensive open rear aspect.

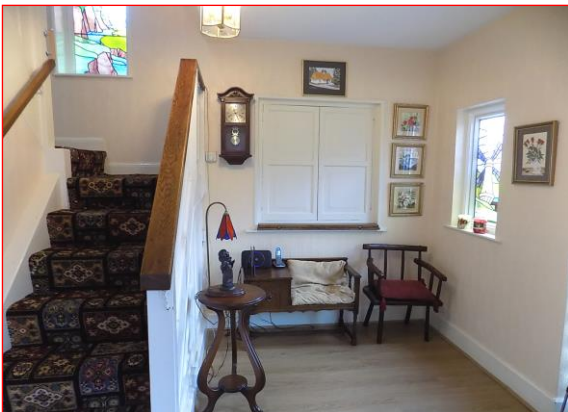
Offering well proportioned, flexible accommodation which retains much of the character of the original property the house has in more recent years been substantially extended and enhanced by a ground floor rear extension to include the construction of a garden room with an outlook to the rear garden. This room, with its proximity to the cloakroom could readily be adapted for use as a ground floor bedroom by a dependent relative if required.

Now providing considerable further scope for alteration and adaptation to a new purchasers taste the gas centrally heated and sealed unit double glaze property should be viewed by all interested parties without delay.

ACCOMMODATION

Double opening hardwood sealed unit double glazed doors lead to

Entrance Porch being of hardwood construction with sealed unit double glazing and quarry tiled floor. Further panelled and leaded glazed hardwood door to



Spacious Reception Hall having oak effect laminate floor, single panel central heating radiator and return staircase off to first floor level with deep return under stairs storage cupboard. Further double opening mirror backed shelved, inbuilt cupboard. A particular feature of the hall is the secondary double glazed stained glass window depicting a windmill.



Front Sitting Room 21' x 12' [6.4m x 3.66m] plus cant bay sealed unit double glazed upvc window to the front. Deeply corniced ceiling with feature plaster central ceiling panel, two wall light points and oak effect laminate floor. Feature polished marble fireplace with matching hearth set into painted timber surround with fitted cupboards and fitted

decorative fuel effect gas fire. Double panel central heating radiator with shelf over and double opening glazed doors and side screens to



Rear Sun Room Addition 13'2" [4.01m] widening to 16'2" [4.93m] x 15'1" [4.6mm]. This light, bright room enjoys superb open views over the rear garden and adjoining sports fields towards the rolling countryside beyond. It has full width upvc sealed unit double glazed windows with double opening doors to the rear garden and a further matching side door. Double panel central heating radiator.

Ground Floor Cloakroom having fully tiled walls and fittings in cream comprising low flush wc and pedestal wash hand basin. Central heating radiator.



Dining Room or Sitting Room 15'4" x 10'2" [4.67m x 3.09m] with oak laminate floor, corniced ceiling and double panel central heating radiator. Upvc sealed unit double glazed window to the rear, again enjoying extensive open aspect. Feature modern tiled fireplace with matching hearth, oak surround and fitted decorative fuel effect gas fire. Double opening, glazed doors to



Kitchen 10'5" x 9'2" [3.17m x 2.79m] being fitted with a good range of units in light oak providing base cupboards and wall cupboards with ample round edge work surfaces, inset single drainer one and a half bowl sink unit and appliance space with plumbing for dishwasher. Upvc sealed

unit double glazed window to the rear garden and beyond. Matching door to the exterior rear. Pedestrian access door to garage.



Return Staircase to first floor landing with half landing again featuring a delightful stained, leaded pictorial window. From the main landing access is gained to all bedrooms and bathroom and there is an inbuilt shelved linen storage cupboard. Loft access hatch to spacious loft storage area.



Bedroom One (front double) 12' [3.66m] maximum (measured to the rear of the wardrobes) x 10'3" [3.12m] plus cant bay, upvc sealed unit double glazed window to the front. Double panel central heating radiator. Corniced ceiling. The room is fitted with a comprehensive range of quality bedroom furniture including double opening wardrobes, double bed inset with bedside cabinets and arched shelved display units and top cupboards over. Dressing chests.



Bedroom Two (rear) 12' x 10'3" [3.66m x 3.12m] with double panel central heating radiator and upvc sealed unit double glazed window which enjoys truly panoramic views across the sports fields and towards Derby Road and Bradley Wood.

Bedroom Three (front) 9'6" x 6'6" [2.89m x 1.98m] with double panel central heating radiator and upvc sealed unit double glazed window to the front. Corniced ceiling.



Bathroom having quality fittings in cream comprising panelled bath, pedestal wash hand basin and low level wc with matching shower tray and etched glazed shower screen. Fitted Triton T80 electric shower. Inbuilt cylinder and airing cupboard housing the insulated copper hot water cylinder with fitted immersion heater. Double panel central heating radiator, fully ceramic tiled walls and two sealed unit double glazed upvc windows with far reaching views.



OUTSIDE

The property stands well back from the road and is approached by a sweeping tarmac driveway which proceeds past a well stocked and planted, evergreen, shrub and rose garden with gravel bed. The driveway extends across the front of the house and provides ample car standing and turning space and in turn leads to the **Attached Brick Built Garage** 18'9" x 11'5" [5.71m x 3.48m] with up and over door and electric light and power supply connected. The garage houses the wall mounted gas fired boiler for domestic hot water and central heating and there is also plumbing for an automatic washing machine. Pedestrian access door to garage.

To the rear there is a very pleasant spacious, private and enclosed split level garden with elevated paved patio terrace, lawns on two levels with well stocked beds and borders, evergreens, shrubs and flowers. Seated rose arbour, timber garden shed and aluminium framed greenhouse. The garden adjoins and overlooks school playing fields with extensive views beyond.

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 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 along Church Street and continue through the traffic lights into St John Street. At the top continue straight over, bearing slightly left into Cokayne Avenue and at the 'T' junction turn right onto Green Road. Continue along and the property will be noted on the righthand side of the road.

Ref: FTA2420



Ground Floor

Approx. 110.6 sq. metres



First Floor

Approx. 41.7 sq. metres



Total area: approx. 152.3 sq. metres
104 The Green Road, Ashbourne, Derbyshire, DE6 1EE

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.