

**AN EXCELLENT 3/4 BEDROOM SEMI DETACHED FAMILY HOME
BACKING ON TO OPEN COUNTRYSIDE**

**FIELD VIEW
KNIVETON
DE6 1JF**



PRICE: OFFERS AROUND £369,950

Conveniently placed for daily access to Ashbourne town centre yet
with open countryside and walking routes on the doorstep and
Carsington Water closeby

DESCRIPTION

An excellent, deceptively spacious, extended currently three bedroom semi detached property which could easily be reconfigured to create four bedroomed accommodation.

The accommodation comprises entrance porch, hallway, sitting room, dining kitchen, dining room and living room to the ground floor. On the first floor is a master bedroom suite comprising bedroom with fitted wardrobes, en-suite shower room and a spacious dressing room, with an extensive range of fitted wardrobes and office off. There is excellent potential to divide these two rooms to create a separate fourth bedroom if required. Furthermore to the first floor are two well proportioned bedrooms along with a family bathroom.

Externally there is a lawned fore garden with planted borders, extensive driveway providing ample parking and access to the garage. To the rear of the garage there is a utility room and cloakroom. There is a delightful, good sized rear garden enjoying views across the adjoining countryside.

ACCOMMODATION

A partly double glazed front entrance door opens into the

Entrance Porch with front aspect upvc double glazed window, radiator and doors open into the living room and

Inner Hall with staircase leading to the first floor, and radiator. Door to

Sitting Room 3.96m x 3.8m [13' x 12'6"] having a upvc double glazed front aspect window, radiator, coved ceiling, dado rail and feature fireplace with marble hearth. A door leads to the



Dining Kitchen 5.03m x 4.7m max and 3.08m min [16'6" x 15'5" max and 10'1" min] Comprising a comprehensive range of wall and base units, display cabinet and drawers with integrated Hotpoint oven and grill, four ring electric hob with extractor hood above, work surface with inset one and a half bowl ceramic sink unit and tiled splash back. Plumbing for a washing machine and dishwasher along with space for appliances. Coved ceiling, radiator, rear aspect upvc double glazed windows and double glazed rear entrance door. There is an under stairs storage cupboard with power and a door leads to



Dining Room 3.03m x 2.74m [9'11" x 9'] having coved ceiling, radiator and sliding patio doors opening onto the rear garden. A door opens into the

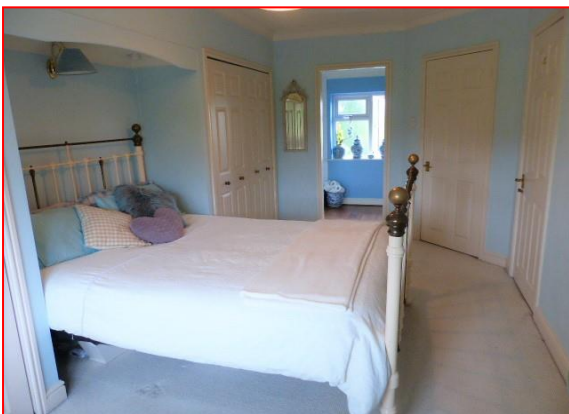


Living Room 5.32m x 3.05m [17'10" x 10'] having a coved ceiling, radiator and front aspect upvc double glazed window.



First Floor Landing with access to the roof space, radiator and doors to bedrooms one, two and three and the bathroom.

Master Bedroom One 5.31m x 3.08m [17'5" x 10'2"] having a coved ceiling, radiator, front aspect upvc double glazed window and fitted double wardrobes providing hanging space. Inbuilt cupboard with shelving, door leading to the ensuite and double doors open into dressing room/nursery/potential bedroom four.



En Suite comprising a double shower cubicle with mains control shower, pedestal wash hand basin, low flush wc. Coved ceiling, heated towel rail and rear aspect upvc double glazed window.



Dressing Room/Nursery/Potential Bedroom Four 5.48m x 2.73m [18' x 9'] measurements include the wardrobes. With loft access, coved ceiling, radiator, front aspect upvc double glazed window and extensive fitted wardrobes to both sides the room. A door opens into the



Office 2.68m x 1.3m [8'9" x 4'3"] with rear aspect upvc double glazed window, fitted wardrobe and radiator.

Bedroom Two 3.81m x 3.17m [12'6" x 10'5"] with coved ceiling, radiator, front aspect upvc double glazed window and inbuilt wardrobe over the stairs.



Bedroom Three 3.7m x 2.48m [12'2" x 8'2"] with coved ceiling, radiator and rear aspect upvc double glazed window.



Family Bathroom comprising bath with tiled surround, double shower cubicle with Triton Opal electric shower, wash hand basin with vanity unit below and low flush wc. Coved ceiling, heated towel rail and rear aspect upvc double glazed window.

OUTSIDE

To the front of the property is a lawn with planted borders, tarmac driveway providing ample parking and/or hardstanding for a motor home/caravan or boat along with access to the

Garage 6.11m x 2.74m [20' x 9'] with up and over door, side aspect double glazed window, light, power and hot and cold water.

To the rear of the garage there is a

Utility Room 1.96m x 1.75m [6'5" x 5'9"] with side aspect double glazed window, tiled flooring and housing the Worcester oil fired central heating boiler. A door leads into the

Cloakroom comprising low flush wc, wash hand basin, rear aspect upvc double glazed window and tiled flooring.

At the rear of the property there is a block paved patio and good sized lawn with well stocked borders. The garden is enclosed by a range of timber fencing and established hedging and has an outlook over adjoining countryside.



SERVICES

It is understood that all mains services are connected with the exception of gas.

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 tbc

VIEWING

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

DIRECTIONS

The property is approached by leaving Ashbourne along The Green Road (B5035) towards Wirksworth and Carsington Water. Proceed along this road, passing Queen Elizabeth Grammar School, for approximately 2 miles. The property is located on the left hand side just before The Bubble Inn.

www.fidler-taylor.co.uk