

**AN INDIVIDUAL THREE DOUBLE BEDROOM DETACHED BUNGALOW STANDING
ON A GENEROUS PLOT WITH DRIVEWAY PARKING AND GARAGING**

**BANK TOP VIEW
HILLSIDE
BRASSINGTON
DE4 4HL**



PRICE: OFFERS OVER £450,000

Occupying an enviable position backing onto open countryside
within a sought after village location

DESCRIPTION

This individual three double bedroom detached bungalow has been modernised by the current owners and offers spacious accommodation. Occupying an enviable location within the sought after village of Brassington enjoying superb far reaching views and backing onto open countryside.

The property has oil fired central heating, upvc double glazing and comprises open plan 'L' shaped dining kitchen, side entrance porch/small sun room, sitting room, three bedrooms and a family bathroom.

Externally there is driveway providing parking and access to the garage. To the rear of the garage is a utility/store room which could easily be adapted into a home office. There are gardens to the front, side and rear of the property.

Brassington is located approximately 2 miles north of Carsington Water, situated between the market towns of Ashbourne and Wirksworth. The village has a primary school, recreational ground, two village inns and is surrounded by open countryside.

ACCOMMODATION

A upvc double glazed front entrance door opens into the

Open plan 'L' shaped Dining Kitchen

Dining area 6.67m x 2.7m [21'11" x 8'10"] having a upvc double glazed front aspect window, coved ceiling, radiator, laminate flooring and upvc double glazed French doors with full height side windows open onto the rear garden. The dining room opens into the kitchen area and inner hall.



Kitchen Area 3.75m x 2.62m [12'4" x 8'7"] having a continuation of the laminate flooring and comprising a modern range of wall and base units and drawers with integrated fridge, freezer, dishwasher, electric Lamona double oven, Lamona four ring electric hob with stainless steel extractor hood above. Work surface with inset stainless steel one and a half bowl sink and drainer unit, space and plumbing for washing machine, coved ceiling and rear aspect upvc double glazed window. A partly glazed door opens into the



Side Entrance Porch with upvc double glazed windows enjoying far reaching views over the surrounding countryside. A upvc double glazed door opens to the rear of the property.

Sitting Room 5.3m x 3.74m [17'5" x 12'3"] having a front aspect upvc double glazed bay window, ceiling beam, two radiators and side aspect upvc double glazed window with far reaching views. There is a feature stone wall incorporating alcoves and a fireplace with tiled hearth.



Inner Hall with inbuilt storage cupboard and doors leading to the bedrooms and bathroom.

Bedroom One 3.99m x 3.49m [13'1" x 11'5"] with front aspect upvc double glazed window, coved ceiling and radiator.

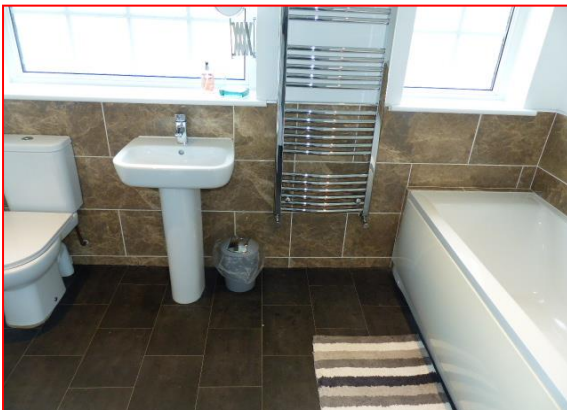


Bedroom Two 4.44m x 2.72m [14'7" x 8'11"] with rear aspect upvc double glazed window and radiator.



Bedroom Three 2.74m x 2.71m [9' x 8'11"] with rear aspect upvc double glazed window and radiator.

Family Bathroom 2.97m x 2.39m [9'9" x 7'10"] comprising a panelled bath with shower attachment to the taps, shower cubicle with mains control shower, pedestal wash hand basin and low flush wc. Partially tiled walls, two front aspect upvc double glazed windows and heated towel rail.



OUTSIDE

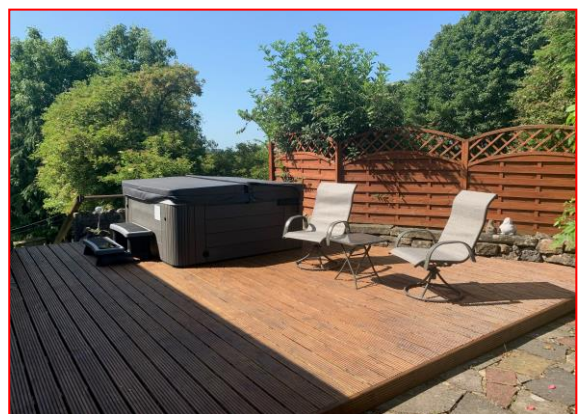
The property stands on a generous plot and is approached over a tarmac driveway providing parking and leading to the;

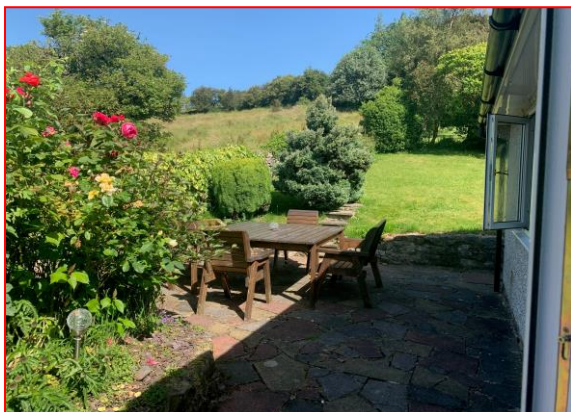
Garage 5.2m x 3.51m [17'1" x 11'6"] with up and over door, side aspect upvc double glazed window, cold water tap, light and power.

Further more to the front there is a lawned garden with steps leading up to the front entrance door. The lawn extends to the side of the property. Immediately to the rear of the property there is a paved patio and decked area taking advantage of the superb views over the village. From the decking there is access to the side entrance porch and steps lead down to a further area of lawn and paved area. From the paved area an external door leads to the

Utility/Store Room 3.45m x 2.73m [11'4" x 9'] housing the oil fired central heating boiler, built in storage cupboard, wash hand basin, light and power.

The oil tank is also sited at this level.





COUNCIL TAX

For Council Tax purposes the property is in band tbc.

EPC RATING D

VIEWING

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

DIRECTIONS

The property is approached by leaving Ashbourne on the B5035 to Wirksworth. Continue through the village of Kniveton past the right hand turn for Carsington Water and turn left thereafter signposted Brassington. Continue along this road and upon entering the village proceed past the school and then bear left. Continue following the road round to the left passing the Miners Arms and Gate public houses. Proceed along and then turn right into Hillside following the road around to the right and then bearing left where the property is located on the left hand side.

Ref: FTA2432

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.

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