

**AN INDIVIDUAL DETACHED FAMILY RESIDENCE**

**3 SPENCER CLOSE  
ASHBOURNE  
DE6 1BU**



**PRICE: O/A £335,000**

Spacious three bedroomed accommodation in an established and popular residential cul de sac

**NO UPWARD CHAIN**

## DESCRIPTION

This detached, three bedroomed family home offers light, bright and spacious accommodation which benefits from gas fired central heating and sealed unit double glazing throughout.

Being ideal for occupation by the growing family the house currently offers spacious reception hall, good sized double aspect sitting/dining room, fitted breakfast kitchen, ground floor wet room and utility room. At first floor there are three bedrooms and family bathroom. The property also offers very considerable scope and potential for re-modelling, alteration or extension (subject to any necessary consents) to a new purchaser's individual requirements.

Convenient for the shops, schools and other facilities of Ashbourne the property should be viewed by all interest parties without delay.

## ACCOMMODATION

A upvc sealed unit double glazed front door to

**Enclosed Storm Porch** being of upvc construction with ceramic tiled floor and sheltering the small pane glazed door with matching side screen to

**Reception Hall** 11'1" x 11'6" [3.38m x 3.58m] maximum overall measurements to include the staircase and cloaks cupboard. The hall has single panel central heating radiator, laminate floor and spacious walk-in cloak or broom cupboard with fitted shelf, hanging rail and coat pegs.



**Double Aspect Sitting/Dining Room** 22' x 11'6" [6.7m x 3.5m] widening to 13'6" [4.11m] with upvc sealed unit double glazed windows to front and rear, two single panel central heating radiators and attractive fireplace with carved Adam style surround and fitted decorative fuel effect electric fire.



**Breakfast Kitchen** 13' x 10' [3.96m x 3.05m] with ceramic tiled floor, single panel central heating radiator and fitted range of kitchen base units with matching drawer bank and ample round edge work surfaces with inset single drainer stainless steel sink unit with mixer tap. Ceramic tiled splash backs. Tall, two-section shelved larder cupboard, integrated electric double oven with Hotpoint four burner ceramic hob over. Double opening wall cupboard, wall mounted gas fired Worcester boiler for domestic hot water and central heating. Sealed unit double glazed window overlooking the rear garden. There is a spacious walk-in under stairs storage cupboard or pantry with fitted shelf including marble thrawl and ceramic tiled floor.

**Rear Hall** having ceramic tiled and quarry tiled floor with upvc sealed unit double glazed door to the exterior rear.



**Ground Floor Wet Room/Shower** being fully ceramic tiled with low flush wc and pedestal wash hand basin in white. Enclosed shower cubicle with Mira electric shower control. Double panel central heating radiator, upvc sealed unit double glazed window and further side window.

**Utility Room** 9'3" x 5'5" [2.82m x 1.65m] having single panel central heating radiator and plumbing for automatic washing machine. Fitted work top, side window. Pedestrian access door to Garage.

Staircase to first floor landing with upvc sealed unit double glazed window and single panel central heating radiator. Inbuilt linen cupboard with fitted shelves.

**Bedroom One** (front double) 13'5" x 11'6" [4.09m x 3.5m] with single panel central heating radiator and upvc sealed unit double glazed window. Range of



inbuilt bedroom furniture comprising two double opening wardrobes with flanking dressing unit and fitted drawers.



**Bedroom Two** (rear) 12'4" x 10' [3.76m x 3.05m] with inbuilt double opening cupboard. Upvc sealed unit double glazed window overlooking the rear garden, central heating radiator.



**Bedroom Three** (front) 11'7" x 7'9" [3.53m x 2.36m] plus deep over stairs recess having upvc sealed unit double glazed window and single panel central heating radiator.

**Bathroom** being of spacious proportions with fully ceramic tiled floor and part tiled walls having three piece suite in pink comprising panelled bath, pedestal wash hand basin, low flush wc. Upvc sealed unit double glazed window, single panel central heating radiator.



## OUTSIDE

The property occupies a wide fronted plot and stands behind a primarily lawned front garden with flanking double width tarmac driveway providing ample car standing space.

There is an attached brick built

**Garage** approximately 18'5" x 10' [5.61m x 3.05m] with up and over door, electric light and power supply. Pedestrian access door to the rear to the Utility Room.

At the rear of the house there is a private enclosed, primarily lawned garden with planted beds and borders, fruit trees and paved patio terrace. Useful timber garden shed. Outside cold water tap.

## 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 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 into Old Derby Road. Continue to the end and at the traffic island turn left into Wyaston Road, turn left again into Spencer Close and the property will be found on the lefthand side.



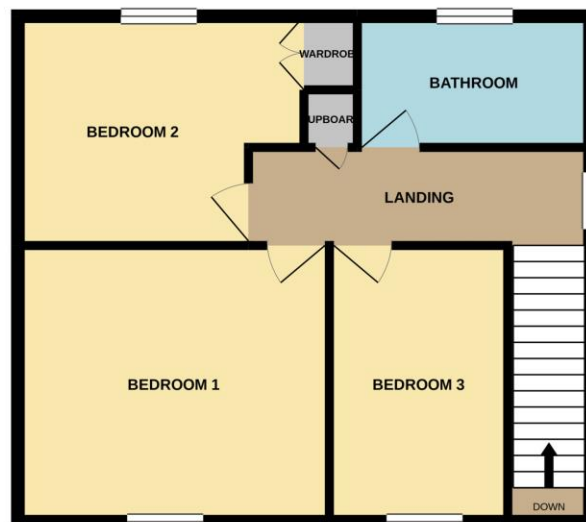
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Floor plans to follow

GROUND FLOOR  
855 sq.ft. (79.4 sq.m.) approx.



1ST FLOOR  
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1395 sq.ft. (129.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.