

**A WELL PROPORTIONED FAMILY HOME**

**19 LODGE FARM CHASE  
ASHBOURNE  
DE6 1GY**



**PRICE: O/A £330,000**

A conveniently situated, four bedroomed, detached property offering further scope and potential.

## DESCRIPTION

Being situated in an established and popular residential location convenient for the facilities and amenities of Ashbourne town centre this detached home benefits from sealed unit double glazing and gas fired central heating throughout.

Briefly comprising reception hall, front sitting room, dining room, fitted kitchen, utility and guest cloaks/wc, there are four bedrooms at first floor level, one with en suite shower and further family bathroom. Outside the property benefits from gardens to front and rear, car parking and a useful garage.

An early internal viewing is most enthusiastically encouraged.

## ACCOMMODATION

A recessed, tiled canopy porch shelters the panelled and stained glazed front door with sealed unit double glazed side screens to

**Reception Hall** having corniced ceiling, staircase to first floor level and under stairs storage cupboard.

**Sitting Room** 14'2" x 10'6" [4.32m x 3.2m] plus sealed unit double glazed box bay window to the front. The room features a marble fireplace and hearth having Adam style surround and provision for an open grate. Corniced ceiling, two double panel central heating radiators and wide opening to



**Dining Room** 10'6" x 9'3" [3.2m x 2.82m] with sealed unit double glazed sliding aluminium framed patio doors leading to the rear garden. Single panel central heating radiator. Door off to



**Breakfast Kitchen** 10'7" x 9'3" [3.22m x 2.82m] being comprehensively fitted with a good range of fitted

units providing base cupboards and wall cupboards, ample work surfaces with inset single drainer one and a half bowl sink unit with mixer tap, tiled splash backs. Matching breakfast bar, appliance space with plumbing for dishwasher. Integrated electric oven and four burner gas hob with extractor hood over. Sealed unit double glazed window overlooking the rear garden. Central heating radiator and door off to



**Utility Room** 7'9" x 5'1" [2.36m x 1.55m] with sealed unit double glazed door to the exterior rear and upvc sealed unit double glazed window. The utility room has a fitted base and tall cupboard with worktop and inset single drainer stainless steel sink unit and splash back tiling. Appliance space with plumbing for automatic washing machine and provision for tumble drier. Wall mounted gas fired Ideal Logic Plus boiler for domestic hot water and central heating. Radiator. A door from the utility room leads to

**Guest Cloakroom** with low flush wc, corner wash hand basin, central heating radiator and sealed unit double glazed window.

Staircase to first floor landing

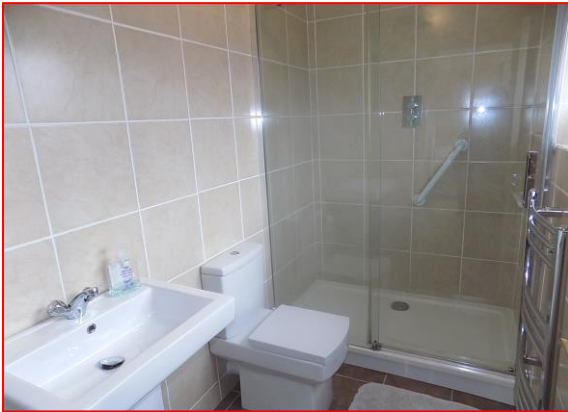
## Master Bedroom Suite

**Bedroom** 13'8" x 12'7" [4.16m x 3.83m] maximum with sealed unit double glazed window to the front and having a very good range of inbuilt bedroom furniture comprising wardrobe cupboards, dressing table, drawers and bedside cabinets. Single panel central heating radiator. Further circular sealed unit double glazed window and inbuilt cylinder and airing cupboard housing the insulated copper hot water cylinder with fitted immersion heater and fitted slatted shelving.





**En Suite Shower Room** having contemporary fittings in white comprising pedestal wash hand basin, low flush wc and large shower cubicle with mains shower control. Sealed unit double glazed window and towel rail radiator. The shower room is fully ceramic tiled to both floor and walls.



**Bedroom Two** (rear) 11'2" x 8'5" [3.4m x 2.56m] with sealed unit double glazed window overlooking the rear garden and single panel central heating radiator.



**Bedroom Three** 10'9" x 8'1" [3.28m x 2.46m] again having sealed unit double glazed window overlooking the rear garden and central heating radiator.

**Bedroom Four** 8'10" x 7'3" [2.69m x 2.21m] with central heating radiator and sealed unit double glazed window.

**Principal Family Bathroom** having fittings in cream comprising panelled bath, pedestal wash hand basin and low flush. Part tiled walls, single panel central heating radiator and sealed unit double glazed window.



## OUTSIDE

The property stands behind a primarily lawned front garden with flanking wide tarmac drive providing ample car standing space and leading to the integral

**Garage** 17' x 7'10" [5.18m x 2.39m] with up and over door and electric light and power supply connected.

A gated pedestrian side access leads to the rear of the property where there is a good sized private, enclosed primarily lawned garden with paved patio terrace.



## 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 Derbyshire Dales District Council band E.

## EPC RATING C



## VIEWING

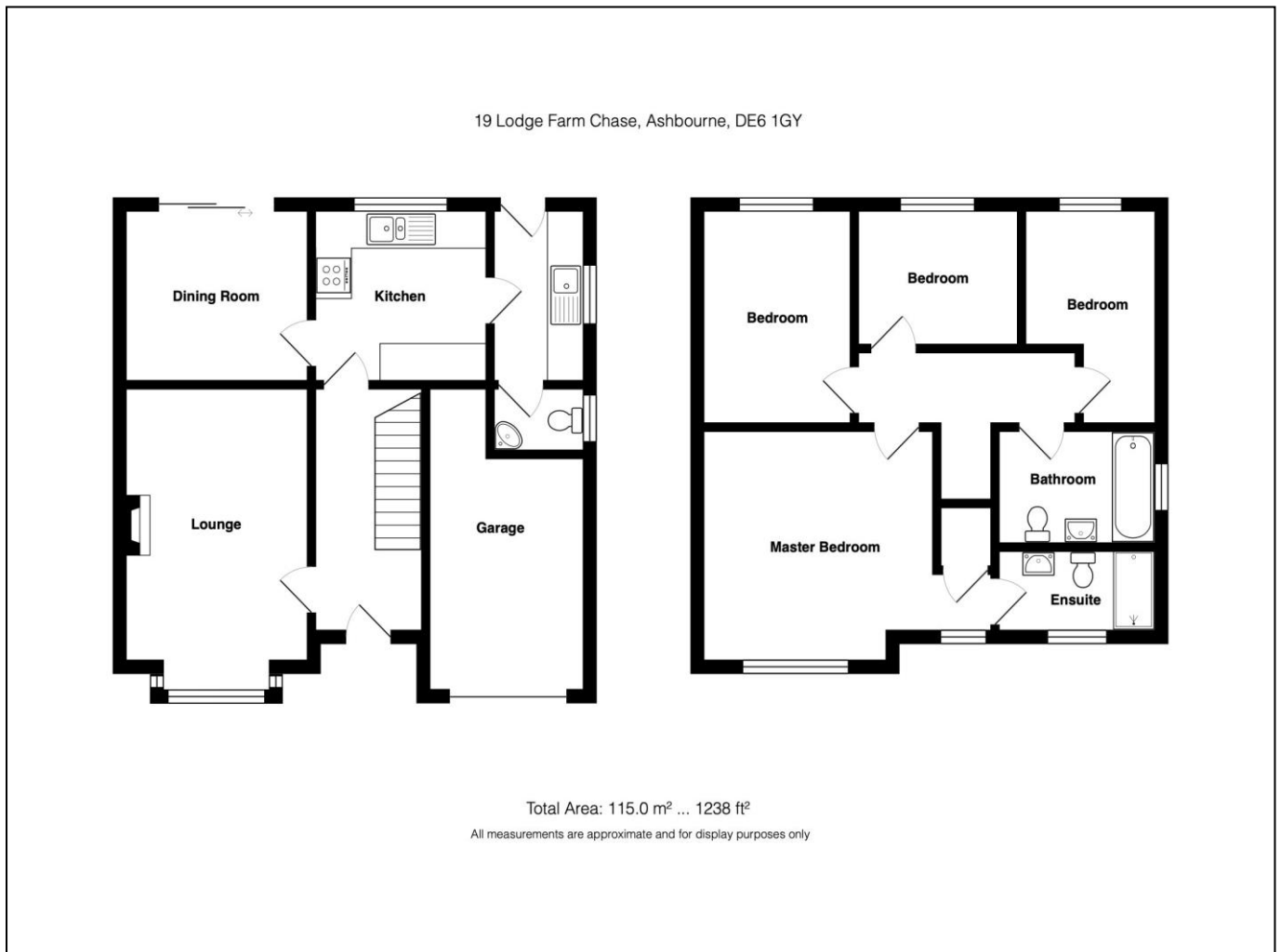
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

## DIRECTIONS

From the agents Church Street office turn right and proceed along taking the first left turn into Station Road. At the mini roundabout turn right onto Clifton Road and proceed for a short distance before taking a lefthand turn onto Lodge Farm Chase. Continue up the hill and the property will be found on the lefthand side.



Ref: FTA2438



[www.fidler-taylor.co.uk](http://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.