

RECENTLY REFURBISHED FAMILY HOME

**7 BOOTHBY AVENUE
ASHBOURNE
DE6 1EL**



PRICE: O/A £239,950

Spacious, three bedroomed accommodation in convenient location

DESCRIPTION

Situated in a quiet residential cul de sac, most convenient for the shops, schools and other facilities of Ashbourne town centre this spacious, three-bedroomed family property has recently undergone an extensive programme of refurbishment.

Benefiting from gas fired central heating and sealed unit double glazing throughout the property briefly comprises entrance hallway, double aspect sitting room, well fitted dining kitchen, cloakroom and utility room. At first floor level there are three good sized bedrooms and bathroom with shower. Outside ample forecourt garden, good sized private rear garden.

Early viewing is enthusiastically encouraged.

ACCOMMODATION

A stained, leaded and sealed unit double glazed front door leads to

Entrance Vestibule having single panel central heating radiator, inbuilt utility cupboard housing the electricity meter and consumer unit, staircase off to first level.

Double Aspect Sitting Room 18'1" x 11'10" [5.51m x 3.61m] having small paned and leaded stained upvc sealed unit double glazed bow window to the front and further sealed unit double glazed window to the rear overlooking the rear garden. Double panel central heating radiator, attractive polished marble fireplace with fitted decorative fuel effect gas fire in cast iron surround with painted timber Adam style chimney piece. Corniced ceiling. Connecting door to



Inner Lobby with under stairs storage cupboard and door off to

Boiler/Utility Room having wall mounted gas fired Ideal combination boiler for domestic hot water and central heating. Plumbing for automatic washing machine and upvc sealed unit double glazed window.

Dining Kitchen 18'1" x 11'9" [5.51m x 3.58m] maximum narrowing to 6' [1.83m] the Kitchen area being comprehensively fitted with a good range of quality units providing base cupboards, wall cupboards and drawer bank. Ample round edge work surfaces with ceramic tiled splash backs. Inset one and a half bowl single drainer stainless steel sink unit. Integrated Lamona electric oven with four burner gas

hob above and extractor hood over. Double panel central heating radiator. Inset ceiling spot lights.



Guest Cloakroom/wc accessed from the Dining area and having low flush suite in white with ceramic tiled surround and single panel central heating radiator, sealed unit double glazed window.

Staircase to first floor landing with loft access hatch.

Bedroom One 18'1" x 9'1" [5.51m x 2.77m] maximum. A double aspect, double bedroom with upvc sealed unit double glazed windows to front and rear, two central heating radiators. Spacious and useful walk-in over stairs storage cupboard with upvc sealed unit double glazed window.



Bedroom Two 11'9" x 10'1" [3.58m x 3.07m] (front double) with sealed unit double glazed window and central heating radiator.



Bedroom Three (rear) 8'10" x 7'7" [2.69m x 2.31m] plus storage recess with single panel central heating radiator and sealed unit double glazed window overlooking the rear garden.

Bathroom having been refitted with a quality three-piece suite in white comprising panelled bath with mixer tap and over bath mains shower control, glazed shower screen. Wash hand basin set into vanity unit with double opening cupboard beneath and low flush wc. Sealed unit double glazed window, towel rail radiator.



OUTSIDE

The property occupies a wide fronted plot and stands behind a primarily tarmacadam forecourt providing useful car standing space.

At the rear there is a good sized garden with decorative paved patio terrace, well stocked and colourful flower beds and borders, gravel beds. Most useful timber garden shed. There are cold water taps to both front and rear of the property.



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 B

EPC RATING C

VIEWING

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

DIRECTIONS

From the agents Church Street office turn left. Proceed through the traffic lights into St John Street and continue to the 'T' junction at the end. Continue straight over bearing slightly to the left into Cokayne Avenue. Turn next left into Spalden Avenue and left again into Boothby Avenue where the property will be found on the lefthand side.



Ref: FTA2439

Floor plans to follow

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.