

**93 LATHKILL DRIVE
ASHBOURNE
DE6 1TZ**



PRICE: O/A £380,000

Spacious four bedroom accommodation on a large garden plot

DESCRIPTION

We are pleased to offer to the market this delightful family property which provides well appointed and presented high quality family accommodation in a popular residential location.

Being gas centrally heated and double glazed throughout the house briefly comprises reception hall, guest cloakroom, pleasant sitting room, open plan well fitted living/dining kitchen. At first floor level there are four excellent bedrooms, one en suite and principal family bathroom. Externally the house has the benefit of a very spacious garden plot with ample car standing and turning space together with a detached brick garage.

Viewing is highly recommended.

ACCOMMODATION

A leaded sealed unit double glazed front door leads to

Reception Hall with single panel central heating radiator, inset ceiling spot lights, staircase off to first floor level and spacious under stairs cylinder cupboard housing the insulated pressurised hot water cylinder with immersion heater. There is a further inbuilt cloaks or storage cupboard housing the electricity consumer unit and alarm panel.

Guest Cloakroom of spacious proportions, part tiled walls and contemporary fittings in white comprising low flush wc and wash hand basin set into vanity unit with cupboard beneath. Single panel central heating radiator, inset ceiling spot lights, sealed unit double glazed window.

Front Sitting Room 15' x 11'6" [4.57m x 3.5m] plus deep cant bay to the front with upvc sealed unit double glazed window. Two wall light points. Double panel central heating radiator.



Full Width Living Kitchen 20'8" x 11' [6.3m x 3.35m] the kitchen area being comprehensive fitted with an excellent range of high quality contemporary units providing base cupboards and wall cupboards with polished granite worksurfaces incorporating a one and a half bowl sink unit and integrated drainer, pillar mixer tap. Integrated dishwasher, integrated refrigerator and freezer and space for range cooker with polished granite splash back and Zanussi brushed stainless steel extractor hood over. Wall

mounted gas fired Vaillant boiler for domestic hot water and central heating. Double panel central heating radiator and upvc sealed unit double glazed window. There is a peninsular unit having a bank of three drawers and flanking pull out cupboards, wide polished granite worktop/breakfast bar. In the dining area there is a connecting door to the reception hall and upvc sealed unit double glazed, double opening doors with side screens leading to the rear garden.

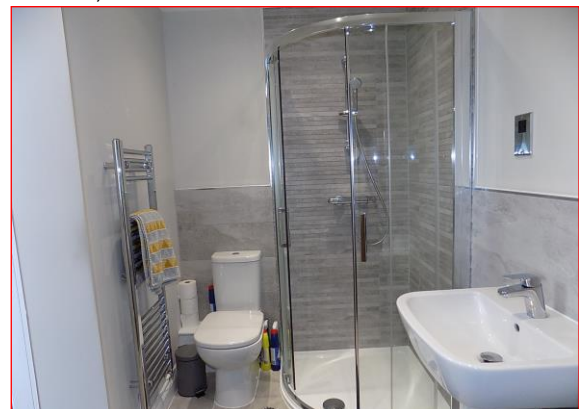


Staircase to first floor semi galleried landing with single panel central heating radiator.

Master Bedroom Suite comprising **Bedroom** 11'1" x 10' [3.38m x 3.05m] plus door recess with single panel central heating radiator, upvc sealed unit double glazed window and door to



En Suite Shower Room being of spacious proportions with fitments in white comprising quadrant shower cubicle with full height ceramic tiling, sliding glazed shower screen doors and mains shower control. Pedestal wash hand basin, low flush wc, half height ceramic tiling. Upvc sealed unit double glazed window, towel rail radiator and ceramic tiled floor.



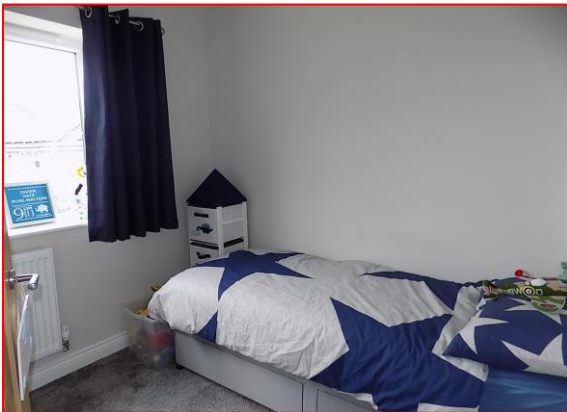
Bedroom Two (front double) 12'6" x 8'4" [3.81m x 2.54m] with single panel central heating radiator and upvc sealed unit double glazed window overlooking the front garden.



Bedroom Three (rear) 11' x 9'10" [3.35m x 3m] with upvc sealed unit double glazed window overlooking the rear garden, single panel central heating radiator.



Bedroom Four (front) 7'10" x 7'10" [2.39m x 2.39m] with single panel central heating radiator and upvc sealed unit double glazed window.



Principal Family Bathroom having ceramic tiled floor and part fully ceramic tiled walls and featuring contemporary three piece suite in white comprising panelled bath with over bath mains control shower and glazed shower screen door, pedestal wash hand basin and low flush wc. Towel rail radiator, shaver point, inset ceiling spot lights.



OUTSIDE

The property occupies an extremely spacious corner plot and is approached off Lathkill Drive via a short private driveway. There is ample tarmacadam car standing and turning space which leads to the detached brick and tile



Single Garage 18'5" x 9'3" [5.61m x 2.82m] with automatic up and over door, electric light and power supply and plumbing and drainage for washing machine. Upvc sealed unit double glazed side pedestrian door.

To the side of the car standing area and extending round to the front of the house is a very extensive, primarily lawned garden with paved pathways and planted evergreen beds and borders. The scope and extent of this garden area can only be properly appreciated by a personal inspection.

To the rear of the house and accessed via a pedestrian gate adjacent to the garage is the private enclosed rear garden area which enjoys a high degree of seclusion and privacy and features an area of enclosed lawn, paved patio terrace and gravelled area. The gravelled area extends to the other side of the house to access, through another pedestrian gate, the front garden. There is an outside cold water tap and outside electricity connection point.

**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 C.

EPC RATING B.**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. Proceed to the top of the hill and continue along before turning left into Cavendish Drive. Turn first right into Stanton Road and at the bottom turn left again into Lathkill Drive. Continue along and No. 93 will be found on the left set back approached by a private driveway.

Ref: FTA2440

Floor plans to follow

www.fidler-taylor.co.uk