

**A DELIGHTFUL THREE BEDROOM BARN CONVERSION WITH DRIVEWAY
PARKING, GARAGING AND REAR GARDEN**

**11 EDNASTON COURT
EDNASTON, ASHBOURNE
DE6 3BA**



PRICE: OFFERS AROUND £330,000

**OCCUPYING A PLEASANT AND PEACEFUL COURTYARD LOCATION
VIEWING RECOMMENDED**

DESCRIPTION

A beautifully presented unique barn conversion forming part of a high quality courtyard complex of barn conversions originally part of Ednaston Manor. The property is extremely well placed for access to the city of Derby, the market town of Ashbourne and the glorious surrounding countryside.

The property has gas central heating, double glazing and offers spacious accommodation briefly comprising entrance hall, sitting/dining room with underfloor heating, fitted kitchen, three bedrooms and modern family bathroom. Externally there is a block paved driveway providing ample parking and leading to the garage along with pleasant rear garden.

ACCOMMODATION

A part double glazed timber entrance door opens into the

Entrance Hall with full height double glazed window, tiled flooring, radiator, staircase leading to the first floor and door leading into the



Sitting Room 6.11m x 4.04m (20'1" x 13'3") having a continuation of the tiled flooring, coved ceiling, feature fireplace with inset log burning stove and granite hearth. Two radiators, under floor heating, front and rear aspect double glazed windows and double glazed French doors opening onto the rear garden. A door opens into the



Fitted Kitchen 3.26m x 2.50m (10'8" x 8'3") comprising a range of wall and base units and drawers with integrated refrigerator, Indesit double oven, four ring gas hob with stainless steel extractor hood above. Work surface with inset stainless steel sink and drainer unit, tiled splashback, coved ceiling, rear aspect double glazed window.

Tiled flooring with underfloor heating, radiator and door leading to the understairs cupboard having power and plumbing for a washing machine.

First Floor Landing with rear aspect double glazed window and doors leading to the bedrooms and family bathroom.



Bedroom One 4.28m x 5.06m (14'1" x 16'7") having two radiators, front and rear aspect double glazed windows.



Bedroom Two 3.01m x 2.73m (9'10" x 9') plus dormer window recess. Having radiator and front aspect double glazed window.



Bedroom Three 4.22m x 2.52m (13'10" x 8'3") plus dormer window recess. Having radiator, access to roof void and front aspect double glazed window.

Family Bathroom comprising bath with central mixer tap, shower cubicle with mains control shower, wash hand basin, low flush wc, partially tiled walls, tiled flooring, heated towel rail, recessed spot lighting and roof light window.



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, continue for about 5 miles and at the crossroads turn left into Yeldersley Lane. Continue along for a short distance before turning left again into the Ednaston Court development.

Ref: FTA2442

OUTSIDE

Ednaston Court is a complex of barn conversions situated around a central inner circular driveway. The property has a fore garden and block paved driveway providing ample parking and access to the

Garage 5.11m x 2.33m (16'9" x 7'7") having up and over door, light and power.

To the rear of the property there is a lawned garden with paved patio and slate border. The property is enclosed by timber fencing and hedging providing a good degree of privacy.



SERVICES

It is understood that mains electric, gas and water are connected. Drainage is to a shared private tank drainage system which serves the Ednaston Court development.

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

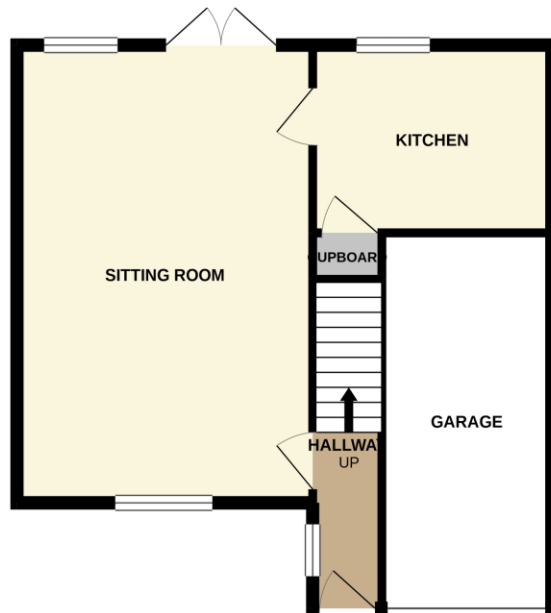
The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

COUNCIL TAX

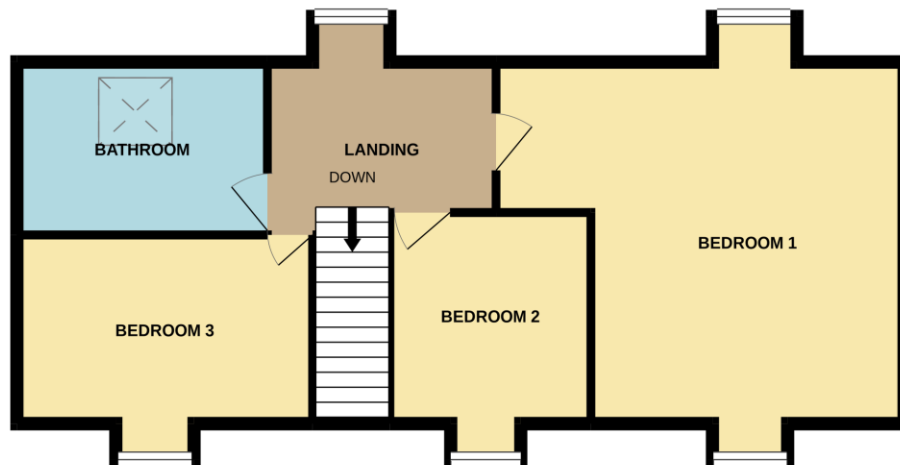
For Council Tax purposes the property is in band E.

EPC RATING D.

GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.3 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.