

**A SUPERIOR AND COMPREHENSIVELY EXTENDED FAMILY HOME  
IN SOUGHT AFTER LOCATION**

**19 CROSS SIDE  
CLIFTON  
DE6 2GJ**



**PRICE:  
O/A £350,000**

**Very spacious, superbly appointed and presented, flexible  
accommodation in extensive garden grounds**



## DESCRIPTION

Occupying an enviable cul de sac location within the very popular and sought after village of Clifton, this traditionally styled and constructed, semi-detached house has in recent years benefited from a range of thoughtful and well executed extensions so that it now provides a very flexible and adaptable four/five bed roomed home, ideal for occupation by the growing family.

Being gas centrally heated and sealed unit double glazed the house is conveniently placed for the village facilities (primary school, church, pub etc) and ready access to Ashbourne and other employment centres as well as the gorgeous countryside of the Derbyshire Dales.

Offering four reception rooms plus breakfast room and comprehensively fitted, at first floor level there are four/five bedrooms, bathroom, separate shower room and outside there are extensive, delightful, landscaped gardens.

Early viewing is considered essential.

## ACCOMMODATION

A canopy porch shelters the high quality composite, sealed unit double glazed front door to

**Reception Hall** having staircase off to first floor level, under stairs storage area with storage cupboard off, double panel central heating radiator and sealed unit double glazed window.

**Extended Sitting Room** 16'1" x 12'10" 4.9m x 3.91m] with corniced ceiling, feature recessed rustic brick fireplace with raised stone hearth and fitted cast iron multi fuel room heater stove. Carved, stripped pine Adam style surround. Wide upvc sealed unit double glazed window overlooking the rear garden, double panel central heating radiator. Squared arch opening leads to Dining Room and door off leads to



**Snug** 10'7" x 9'9" [3.22m x 2.97m] having upvc sealed unit double glazed window overlooking the rear garden, under floor heating.



**Dining Room** 11'10" x 10'10" [3.61m x 3.3m] with oak effect floor finish, double panel central heating radiator and sealed unit double glazed window. This room has a later rear extension and has double opening sealed unit double glazed French doors leading to the rear patio. A wide square opening leads to



**Family Room** 12' x 9'2" [3.66m x 2.79m] with stripped pine floor and most attractive decorative cast iron fireplace with arched grate and pine surround. To each side of the fireplace are inbuilt storage cupboards and shelved recesses.



**Comprehensively Fitted Kitchen** 12'4" x 8' [3.76m x 2.44m] having Cornish slate floor and an excellent range of fitted units providing base cupboards and wall cupboards, glazed wall cupboards, twin drawer banks, three pull-out larder cupboards and tall shelved storage cupboard. Ample hardwood worksurfaces with inset one and a half bowl single drainer contemporary sink unit with mixer tap over, integrated dishwasher and fitted Belling stove cooker with five-burner gas hob, twin ovens and grill. Wall mounted microwave housing with fitted Prima microwave oven and storage cupboard over. Two upvc sealed unit double glazed windows, under floor heating.



**Breakfast Room** 10'7" x 9' [3.22m x 2.74m] with Cornish slate tile floor to match the kitchen with under floor heating, upvc sealed unit double glazed window to the front and



similar door to the exterior side. The breakfast room has a fitted peninsular breakfast bar with storage cupboards beneath and door off to



**Utility Room** 7' x 4'9" [2.13m x 1.45m] with Cornish slate tiled floor to match the kitchen and breakfast room with under floor heating, fitted work surface with appliance space beneath having plumbing for automatic washing machine and provision for a tumble drier. Upvc sealed unit double glazed window and wall mounted Ideal gas fired boiler for domestic hot water and central heating. Wall mounted, double opening storage cupboard. Door off to

**Ground Floor Cloakroom** with Cornish slate tile floor with under floor heating and fitted low flush wc and corner wash hand basin in white.

Return staircase to first floor level with half landing having upvc double glazed window, main landing with loft access hatch to extensive, boarded and illuminated loft area with folding ladder and Velux roof light and fitted benching.



**Bedroom One** (rear double) 13'10" x 10' [4.22m x 3.05m] (measured to the front of the wardrobes) with a range of four inbuilt, mirror fronted wardrobes with sliding doors, further inbuilt shelved storage cupboard, upvc sealed unit double glazed window overlooking the rear garden and double panel central heating radiator.



**Bedroom Two** (rear) 10'7" x 10'7" [3.22m x 3.22m] plus deep door recess with upvc sealed unit double glazed window overlooking the rear garden and single panel central heating radiator.

**Bedroom Three** (front) 13'5" x 7'7" [4.09m x 2.31m] plus deep door recess, upvc sealed unit double glazed window and double panel central heating radiator.

**Bedroom Four** (rear) 11'10" x 10'9" [3.61m x 3.28m] with upvc sealed unit double glazed windows to rear and side both overlooking the rear garden, double panel central heating radiator and beech effect laminate floor finish. This room is currently utilised by the family as a fitness studio and is accessed through

**Bedroom Five/Dressing Room** 10'8" x 9'1" [3.25m] x 2.77m] with a similar beech effect floor finish, double panel central heating radiator and a range of four inbuilt wardrobe cupboards together with further inbuilt shelved storage or linen cupboard.



**Bathroom** having contemporary fitments in white comprising shaped corner bath with over bath mains control shower with rain shower head, curved glazed shower screen and full height ceramic tiling, pedestal wash hand basin, low flush wc. Two obscured sealed unit double glazed upvc windows and chrome towel rail radiator.

**Shower Room** of spacious proportions and again having contemporary fitments in white comprising large, level access shower cubicle with full height tiling, glazed shower screen and door and mains shower control. Low flush wc and pedestal wash hand basin. Single panel and chrome towel rail radiators, obscured sealed unit double glazed upvc window.



## OUTSIDE

The property occupies a spacious and wide fronted plot with a deep front garden which has been planned and laid out for ease of maintenance. There is a double width gravel driveway/car standing area with flanking planted garden having flowering shrubs and evergreens, magnolia etc.,

adjacent to which is a gravel pathway leading to the front door immediately in front of which is a raised deck area. There is a further garden area to the other side of the path with slate chipping bed etc.

A sandstone paved pedestrian side access leads through a pedestrian gate to the very spacious rear garden which has been most thoughtfully laid out and planted. Immediately to the rear of the house is a sandstone paved patio terrace from which a short flight of steps leads up to an area of lawn with very well stocked flower, shrub, herbaceous and evergreen beds and borders off which is a timber decked barbeque area.

From the lawn a gravel pathway leads past further well stocked beds and borders to a gravel seating area beyond which is a section given over to soft fruit production. There is a timber garden shed and a further decked area with delightful summer house having wood burner stove adjacent to which is an excellent workshop/store. Both buildings have electric power supply connected.



## 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 C

## VIEWING

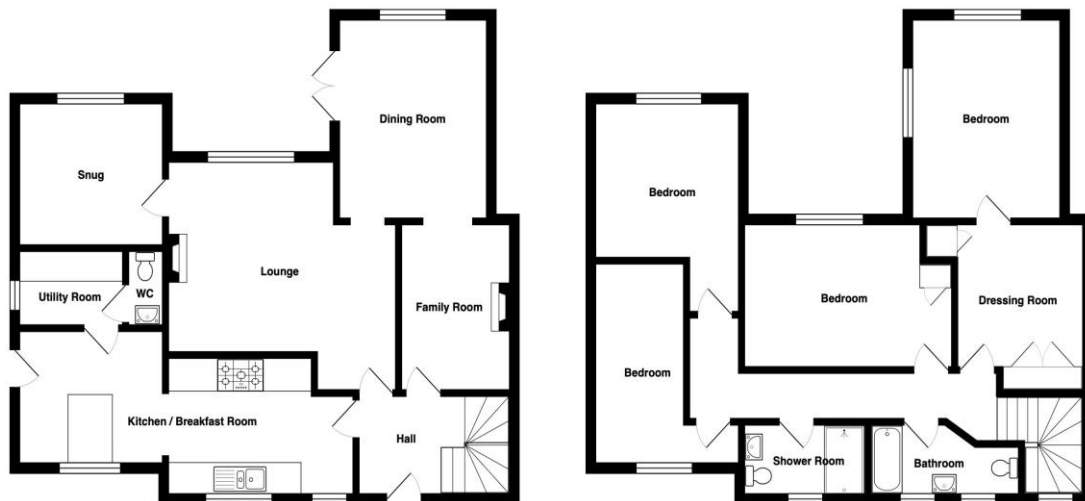
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

## DIRECTIONS

From Ashbourne town centre leave in a southerly direction along the A515 Sudbury and Lichfield road. On entering Clifton turn right towards the village centre and immediately right again passing the primary school before turning left. Continue towards the head of the cul de sac and the property will be found on the righthand side.

Ref: FTA2445

19 Cross Side, Clifton, DE6 2GJ



Total Area: 167.1 m<sup>2</sup> ... 1799 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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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.