

**A MODERN AND FLEXIBLE THREE BEDROOM TOWN HOUSE WITH THE  
BENEFIT OF GARAGING, DRIVEWAY PARKING AND A PLEASANT REAR  
GARDEN**

**33 AUCTION CLOSE  
ASHBOURNE  
DE6 1GQ**



**PRICE: OFFERS AROUND £249,950**

Occupying an elevated position with views over Ashbourne  
Conveniently located within a short walk of the centre of the sought  
after market town of Ashbourne

## DESCRIPTION

Occupying an enviable head of cul de sac position this modern and stylish three bedroom town house is conveniently placed within a short walk of the town centre and enjoys pleasant views over Ashbourne.

The property is arranged over three floors and offers flexible accommodation briefly comprising entrance hall, cloakroom, ground floor bedroom/home office and utility room. On the first floor there is a dual aspect sitting room/dining room with Juliet balconies along with a modern fitted kitchen. On the second floor there are two bedrooms, one with ensuite shower room, and a family bathroom.

Externally there is a double driveway providing parking and access to the garage along with an enclosed rear garden.

## ACCOMMODATION

A timber front entrance door opens into the

**Entrance Hall** with radiator, staircase leading to the first floor, understairs storage cupboard and doors lead to the cloakroom, utility room and bedroom three/office.

**Cloakroom** having a low flush wc, wash hand basin with tiled splashback, front aspect upvc double glazed window and radiator.

**Utility Room** 2.66m x 2.02m (8'9" x 6'7.5") having wall and base units, work surface with inset stainless steel sink and drainer unit, tiled splashback, space for three appliances, plumbing for washing machine, wall mounted Worcester gas central heating boiler, radiator and timber part double glazed rear entrance door.

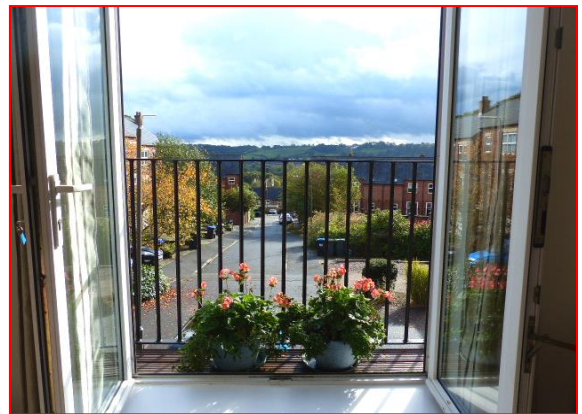
**Bedroom Three/Study/Office** 2.79m x 2.61m (9'2" x 8'7") with radiator and upvc double glazed French doors opening onto the rear garden.



**First Floor Landing** with radiator and staircase leading to the second floor level.

**L Shaped Sitting/Dining Room** 8.22m (27') (maximum) x 3.05m (10') (minimum) and 4.69m (15'5") (maximum) x 2.61m (8'7") (minimum). Having a coved ceiling, two radiators, two front aspect upvc double glazed windows and upvc double glazed

French doors with Juliet balcony to both the front and rear. The dining area opens to the



**Kitchen Area** 2.66m x 2.01m (8'9" x 6'7") comprising a modern range of wall and base units and drawers with integrated dishwasher, refrigerator, Lamona electric oven and four ring Lamona gas hob with stainless steel extractor hood above. Work surface with inset 1.5 bowl stainless steel sink and drainer unit and rear aspect upvc double glazed window.





**Second Floor Landing** having cylinder cupboard and doors to lead to both bedrooms and the bathroom.

**Bedroom One** 4.73m x 3.12m (15'6" x 10'3") having radiator and front aspect upvc double glazed window with views over Ashbourne and the countryside beyond.



**En Suite Shower Room** comprising a double shower cubicle, pedestal wash hand basin, low flush wc, partially tiled walls, recessed ceiling spotlighting, shaver point and radiator.



**Bedroom Two** 3.63m x 2.62m (11'11" x 8'7") having a radiator and upvc double glazed rear aspect window.

**Family Bathroom** comprising a bath with shower attachment to the taps, glazed shower screen and tiled surround. Pedestal wash hand basin, low flush wc. Recessed ceiling spot lighting, Velux window and radiator.



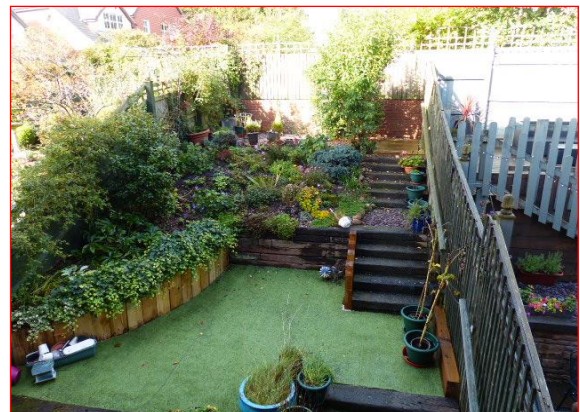
## OUTSIDE

The property has a block paved double driveway providing parking and access to the

**Garage** with up and over door, light and power.

To the rear of the property there is a pleasant enclosed tiered garden with paved patio to the lower level, a further level of astro turf, shrubbery borders and rockery well stocked with a variety of plants and shrubs along with an upper gravelled level.

There is also a rear entrance gate.



## 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 D.

### EPC RATING band C

### VIEWING

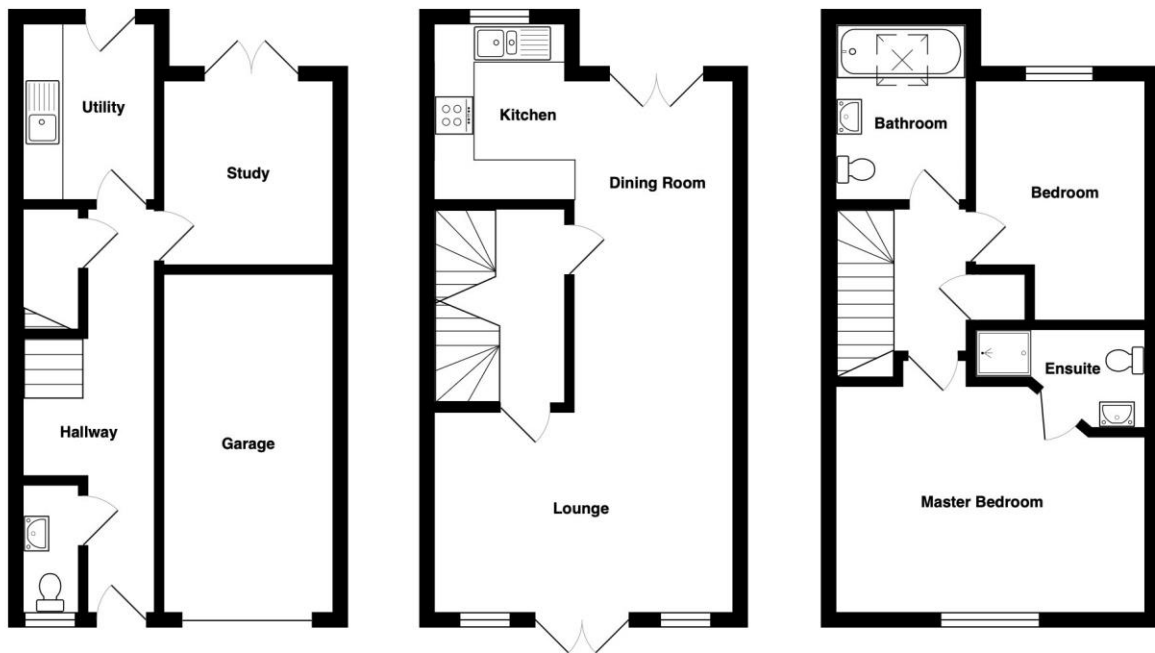
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

### DIRECTIONS

From the agents Church Street office turn left. Continue through the traffic lights into St John Street and then bear left into the Market Place. At the top of the Market Place turn right into King Street and then first left into Auction Close. Continue to the very top of the Close and the property will be found directly ahead marked by our for sale board.

Ref: FTA2449

33 Auction Close, Ashbourne, DE6 1GQ



Total Area: 121.2 m<sup>2</sup> ... 1304 ft<sup>2</sup>

All measurements are approximate and for display purposes only

[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.