

**THREE BEDROOM FAMILY HOME OFFERING TREMENDOUS SCOPE & POTENTIAL**

**8 THE GREEN ROAD  
ASHBOURNE  
DE6 1ED**



**PRICE: O/A £395,000**

Set on a very extensive garden plot in a convenient, popular and sought after location

## DESCRIPTION

This traditionally styled and constructed detached family property offers good sized gas centrally heated and double glazed three bedroom accommodation which now presents a fantastic opportunity for a new owner to upgrade, improve, alter or extend (subject to any necessary consents) to their own personal taste.

Being situated on the popular Green Road a short distance from Ashbourne's shops, schools and other amenities the house occupies a large plot in excess of 1100sq.m. The extensive rear garden has the benefit of a separate rear vehicular access from Hall Lane via Coopers Close where there is a detached garage and which it is felt may offer further development opportunity.

Considered likely to be of particular interest to builders, speculators and developers as well as family buyers seeking to acquire an individual home upon which they can stamp their own mark, the property should be viewed without delay.

## ACCOMMODATION

A part brick and part glazed entrance porch with quarry tiled floor shelters the upvc sealed unit double glazed door to

**Reception Hall** being split level with deep downstairs storage recess, single panel central heating radiator and staircase off to first floor level.



**Walk in Larder** accessed directly off the hallway the larder has sealed unit double glazed window and fitted shelves and houses the electricity meter and consumer unit.

**Double Aspect Sitting Room** 16'1" x 10'5" (4.90m x 3.17m) having upvc sealed unit double glazed window to the front, two double panel central heating radiators and oak effect laminate floor. Aluminium framed sealed unit double glazed sliding patio doors lead to



**Rear Conservatory** 12'2" x 7'6" (3.71m x 2.29m) being of timber construction and having double opening doors leading to the rear garden.

**Front Dining Room** 9'8" x 9'4" (2.95m x 2.84m) plus cant bay to the front with upvc sealed unit double glazed window. Single panel central heating radiator and tiled fireplace with fitted Canon gas fire.



**Kitchen** 9'3" x 5'10" (2.82m x 1.78m) having part fully tiled walls, quarry tiled floor and single panel central heating radiator. Single drainer stainless steel sink unit, fitted base cupboards and wall cupboards with round edge work surfaces. Appliance space beneath with plumbing for washing machine. Gas cooker point. Upvc sealed unit double glazed window and door to the rear garden.



Return staircase to first floor level with half landing having sealed unit double glazed window and main landing having loft access hatch.

**Bedroom One** (front) 10'4" x 8' (3.15m x 2.44m) with upvc sealed unit double glazed window, single panel central heating radiator.



**Bedroom Two** 9'8" x 9'5" (2.95m x 2.87m) plus cant bay with upvc sealed unit double glazed window. Double panel central heating radiator.

**Bedroom Three** (rear) 10'4" x 7'9" (3.15m x 2.36m) having upvc sealed unit double glazed window overlooking the rear garden. Single panel central heating radiator.





*Bedroom Two*



*Bedroom Three*

**Bathroom** being of spacious proportions with panelled bath and over bath electric shower, wall mounted wash hand basin and in built boiler cupboard housing the wall mounted gas fired Worcester boiler for domestic hot water and central heating. Part tiled walls, sealed unit double glazed upvc window.



There is a separate low flush wc also with upvc sealed unit double glazed window.

## OUTSIDE

The property occupies a very spacious plot and stands behind a deep primarily lawned front garden with long side driveway providing ample car standing space.

At the rear, the property has the benefit of a very long garden with split level paved patio areas and lawns etc. There are a range of outbuildings including workshop, two stores and summer house together with a detached concrete sectional garage. It is considered that the rear garden offers potential for further development subject to the granting of any necessary planning consents.

## OVERAGE PROVISION

NB - Prospective purchasers should note that it is considered likely that there is a possibility of further development (subject to any necessary consents) of the site at the rear of the property fronting onto Coopers Close. The vendors will be incorporating an overage provision of 50% of any development value attributable to any potential development site for a period of 25 years. Further details will be available from the vendors legal advisors.



## SERVICES

It is understood that all mains services are connected to the property.

## 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 being offered on the basis of a freehold sale.

## COUNCIL TAX

For Council Tax purposes the property is in band D.

## EPC RATING band D.

## VIEWING

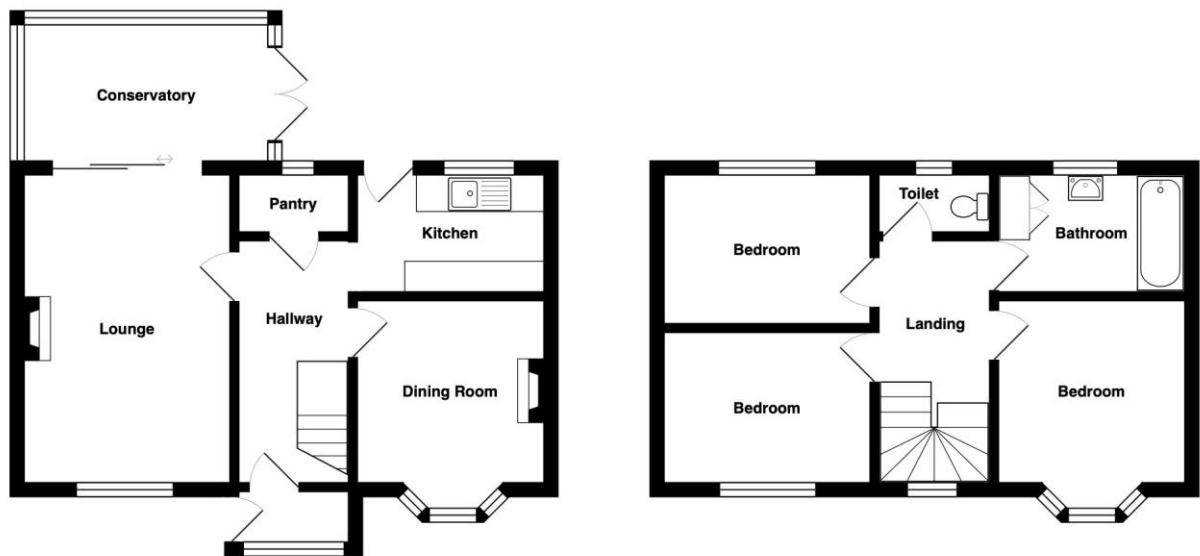
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

## DIRECTIONS

From the agents Church Street office turn left, proceed through the traffic lights into St John Street, continue along and then bear left into the Market Place. At the top of the Market Place turn right into King Street, continue into Green Road and the property will be found on the righthand side just after Hall Lane.



8 The Green Road, Ashbourne, DE6 1ED



Total Area: 89.4 m<sup>2</sup> ... 962 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.