

**AN ATTRACTIVE TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY
WITH GARDEN AND PARKING**

**2 MANOR CLOSE
BRASSINGTON
DE4 4HZ**



PRICE: Offers in the Region of £220,000

Occupying a sought after village location with pleasant views
to the front

NO UPWARD CHAIN

DESCRIPTION

Nestled within the picturesque village of Brassington this attractive semi detached property offers two double bedroom accommodation, well suited to the first time buyer, professional couple or as a holiday home.

In brief the accommodation comprises; entrance hall, sitting/dining room, fitted kitchen, two double bedrooms and bathroom. Externally there are well stocked patio gardens and an allocated parking space.

The property is well placed within easy access of the markets towns of Ashbourne and Wirksworth which offer a good range of shops, restaurants, wine bars and amenities. The village itself has an active community and offers two pubs, a primary school and there are an abundance of country walks from the doorstep. The Peak District National Park and Carsington Reservoir are both close by.

ACCOMMODATION

A timber front entrance door opens into the

Entrance Hall having a upvc double glazed side aspect window, storage heater and staircase leading to the first floor. A door leads into the

Sitting/Dining Room 5.46m x 4.01m [17'11" x 13'2"] maximum measurements. The focal point of the room is a multi fuel Charnwood stove standing on a stone hearth. There is a front aspect upvc double glazed window, storage heater, laminate flooring, under stairs storage cupboard and upvc double glazed sliding patio doors opening onto the rear garden. A doorway opens into the



Kitchen 2.6m x 2.21m [8'6" x 7'3"] comprising a range of wall and base units and drawers, work surface with inset stainless steel sink and drainer unit and tiled splash back. Electric cooker point with stainless steel extractor hood over, plumbing for a washing machine along with space for three appliances. Recessed spot lighting and rear aspect upvc double glazed window.



First Floor Landing with side aspect upvc double glazed window, recessed ceiling spot lighting and access to the roof space. Doors lead to both bedrooms and the bathroom.

Bedroom One 3.99m x 2.6m [13'1" x 8'6"] having recessed ceiling spot lighting, Dimplex electric heater, and inbuilt airing cupboard/linen store housing the hot water cylinder. There is a front aspect upvc double glazed window offering pleasant views over the rooftops and countryside beyond.



Bedroom Two 2.97m x 2.77m [9'9" x 9'1"] having a Dimplex electric heater and rear aspect upvc double glazed window.

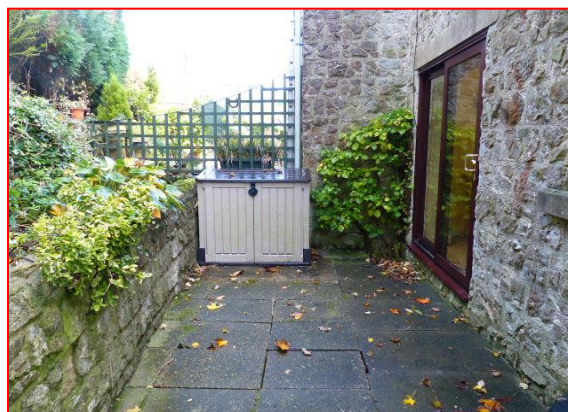


Bathroom being fully tiled and comprising bath with electric shower over and glazed shower screen, pedestal wash hand basin and low flush wc. Heated towel rail and rear aspect upvc double glazed window.



OUTSIDE

There is an allocated parking space for one car and planted fore garden. At the side of the property there is a stone patio area with well stocked herbaceous borders extending to the rear of the property where there is a paved patio and raised flowerbed.



SERVICES

It is understood that all mains services are connected with the exception of gas.

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 B.

EPC RATING E

VIEWING

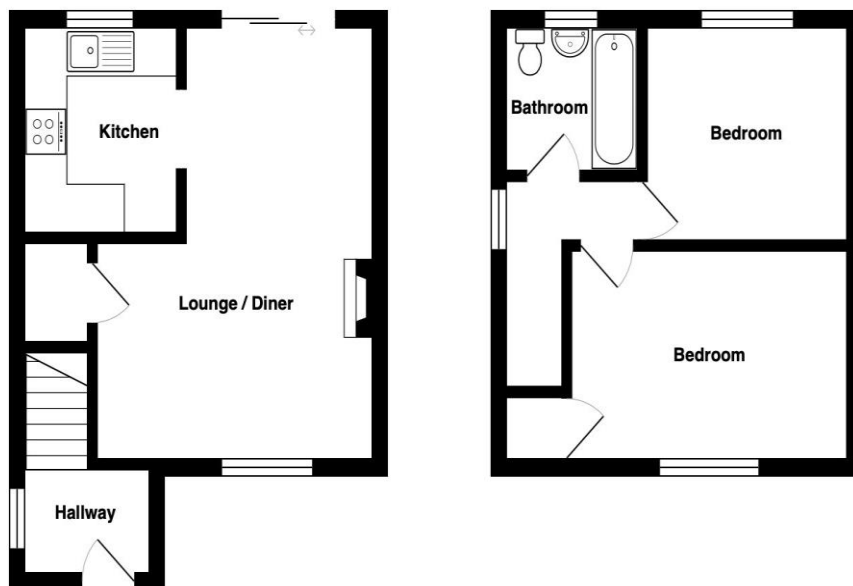
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

DIRECTIONS

From Ashbourne town centre leave in a north easterly direction along the B5035, proceed through Kniveton, past the turning for Carsington Reservoir then turn left to Brassington. Upon entering the village turn first left into Greenway, following the road around to the right and continue to the top of the cul-de-sac where the property is located on the right hand side noted by our For Sale board

Ref: FTA2454

2 Manor Close, Brassington, DE4 4HZ



Total Area: 57.7 m² ... 621 ft²

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.