

**A MODERN THREE BEDROOM DETACHED FAMILY HOME WITH  
DRIVEWAY PARKING AND REAR GARDEN**

**2 BROOKSIDE MEADOWS  
ASHBOURNE  
DE6 1RS**



**PRICE: OFFERS AROUND £265,000 on a 100% Freehold Basis**

**The property is also available on a 75% shared  
ownership leasehold basis at £198,750**

## DESCRIPTION

A modern three bedroom detached property built in 2010 conveniently placed within level walking distance of Ashbourne town centre.

The property has upvc double glazing, air source pump heating and the accommodation briefly comprises entrance hall, cloakroom, sitting room, dining kitchen on the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally there is a lawned fore garden, driveway providing parking along with an enclosed rear garden.

## ACCOMMODATION

A partially double glazed front entrance door opens into the

**Entrance Hall** with radiator, staircase leading to the first floor and doors lead to the dining kitchen, sitting room and

**Cloakroom** comprising low flush wc, wash hand basin with tiled splashback, radiator and upvc double glazed window.

**Sitting Room** 5.03m x 3.65m (16'6" x 12') having two radiators, front and side aspect upvc double glazed windows and upvc double glazed French doors opening onto the rear garden.



**Dining Kitchen** 5.04m x 3.04m (16'5" x 10') having a modern range of wall and base units and drawers with integrated Beko electric oven, Belling electric hob with stainless steel extractor hood above. Plumbing for a washing machine and space for appliances. Work surface with inset stainless steel sink and drainer unit,

tiled splashback, radiator and front and rear aspect upvc double glazed windows. Understairs storage cupboard housing the hot water heater. There is a partially double glazed door opening onto the rear garden.



**First Floor Landing** with rear aspect upvc double glazed window and radiator. Doors lead to the bedrooms and shower room.





**Bedroom One** 4.23m x 3.66m (13'10" x 12') overall measurements. Having radiator and two front aspect upvc double glazed windows.

**Bedroom Two** 3.06m x 3.04m (10'1" x 10') having radiator, front aspect upvc double glazed window and in built wardrobe.



**Bedroom Three** 2.65m x 2.28m (8'8" x 7'6") having radiator and upvc double glazed side aspect window.

**Shower Room** 2.10m x 1.87m (6'11" x 6'2") having a double shower cubicle with mains control shower and glazed shower screen. Wash hand basin with vanity unit below, low flush wc, partially tiled walls, rear aspect upvc double glazed window and radiator.



## OUTSIDE

There is a lawned fore garden with tarmac driveway to the side providing parking. There is a gate leading to the rear garden where there is a lawn, paved patio seating area and tarmac hardstanding area. The garden is enclosed by timber fencing.



## SERVICES

It is understood that mains electricity, water and drainage 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 offered for sale on either a 100% freehold basis or on a 75% shared ownership leasehold basis. It is understood that rental would be payable for the 25% not owned. Full details on this will be available from the vendors solicitor.

## COUNCIL TAX

For Council Tax purposes the property is in band C.

## EPC RATING D

## VIEWING

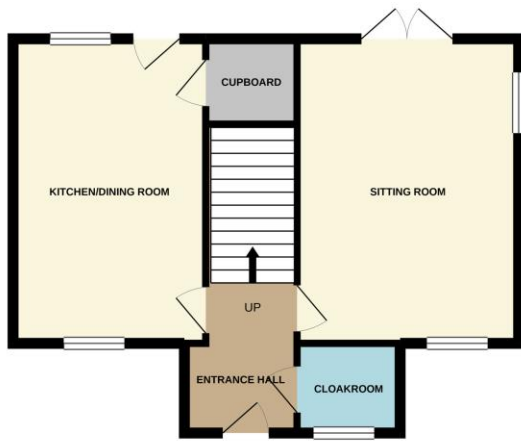
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

## DIRECTIONS

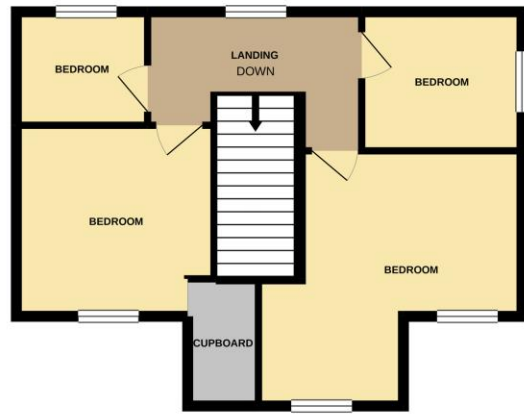
From the agents Church Street office turn left, proceed through the traffic lights into St John Street and at the end bear right into Park Road. Continue along and at the traffic lights turn left into Belper Road. Continue along proceeding over the brow of the hill before turning left into Park Avenue. Turn first right into Brookside and then right again into Brookside Meadows and the property is located on the right hand side noted by our For Sale board.

Ref: FTA2457

GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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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