

A SUBSTANTIAL DETACHED FAMILY HOME

**32 DERBY ROAD
ASHBOURNE
DE6 1BH**



PRICE: £425,000

Occupying a spacious garden plot in a popular and convenient residential location

DESCRIPTION

An elegant and spacious, detached, double-fronted family home offering gas centrally heated and sealed unit double glazed, three double-bedroomed accommodation. The property now offers tremendous scope and potential for alteration and upgrading to a new purchaser's taste but also, it is considered possible that subject to the obtaining of any necessary consents the existing accommodation could be readily extended if required.

being most conveniently situated within easy reach of the facilities and amenities of Ashbourne town centre as well as transport routes to the Derby the property is likely to be of particular appeal to those with a growing family and consequently an early viewing is highly recommended.

ACCOMMODATION

An arched, brick built storm porch with black and white Minton tiled floor shelters the upvc, leaded, sealed unit double glazed front door with matching side screens to

Large Reception Hall 16' x 7' [4.88m x 2.13m] having double panel central heating radiator and staircase off to first floor level with deep under stairs storage cupboard.

Ground Floor Cloakroom 6' x 5'3" [1.83m x 1.6m] with black and white Minton tiled floor, single panel central heating radiator, fitments in white comprising low flush wc and pedestal wash hand basin and upvc obscured leaded sealed unit double glazed window.



Double Aspect Sitting Room 14' x 12' [4.27m x 3.66m] plus cant bay to the front with upvc sealed unit double glazed leaded window, matching double glazed window to the rear and single panel central heating radiator. Tiled fireplace and provision for open grate.



Dining Room 12' x 11'10" [3.66m x 3.61m] plus cant bay to the front, again having leaded, sealed unit double glazed

upvc window, single panel central heating radiator, tiled fireplace with provision for open grate.



Extended Breakfast Kitchen 13'6" x 12'2" [4.11m x 3.71m] with three upvc sealed unit double glazed windows and aluminium framed sealed unit double glazed door to the exterior rear. The kitchen is fitted with a range of units providing base cupboards and drawer bank with ample round edge work surfaces, single drainer stainless steel sink unit. Appliance space with plumbing for automatic washing machine, tiled splash backs. Cooker/boiler recess with Rayburn range providing cooking facility and having boiler for domestic hot water and central heating. There are inbuilt cupboards to each side.

Staircase to first floor level to

Large Galleried Landing having large oriel bay sealed unit double glazed upvc window to the front.



Bedroom One (double aspect double) 14' x 12' [4.27m x 3.66m] having upvc sealed unit double glazed windows to front and rear, double panel central heating radiator.



Bedroom Two (front) 12' x 12' [3.66m x 3.66m] with upvc sealed unit double glazed window to both front and side. Single panel central heating radiator.

Bedroom Three (rear double) 12' x 11'10" [3.66m x 3.63m] having upvc sealed unit double glazed leaded window and large double opening cylinder and airing cupboard housing the insulated copper hot water cylinder and having fitted slatted shelves.



Bathroom with coloured three piece suite comprising panelled bath, pedestal wash hand basin and low flush wc. Part tiled walls, central heating radiator, upvc sealed unit double glazed window.



OUTSIDE

The property occupies a most prominent and convenient location, standing well back from the road behind a primarily lawned front garden. A long tarmac driveway leads to the front of the property where there is car standing and turning space and extends down the side of the house to a



Detached Brick Garage with up and over door.

To the rear there is a very spacious, level, primarily lawned garden with brick built general/fuel store/workshop situated immediately to the rear of the garage.



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 E.

EPC RATING D.

VIEWING

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

Ref: FTA2471

32 Derby Road, Ashbourne, DE6 1BH



Total Area: 123.8 m² ... 1332 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.