



**44 DERBY ROAD
ASHBOURNE
DE6 1BH**

**PRICE: OFFERS AROUND
£520,000**





44 DERBY ROAD, ASHBOURNE, DE6 1BH

Standing on a large plot, this traditionally styled detached residence has been extended to provide substantial and flexible four double bedroomed accommodation.

The property offers well appointed accommodation ideal for family living and for those who enjoy entertaining. The accommodation briefly comprises entrance hall, sitting room with opening into the dining room which has French doors opening directly onto the garden. The dining room opens into the breakfast kitchen and there is also a cloakroom to the ground floor. On the first floor there are four double bedrooms along with an ensuite shower room and family bathroom comprising bath and shower cubicle.

A particular feature of the property is the generous sized level, lawned rear garden. The property also boasts a block paved driveway providing ample parking along with garaging.

Conveniently positioned within walking distance of local convenience stores and the facilities and amenities of Ashbourne town centre as well as transport routes to Derby.

AN EARLY INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND QUALITY OF ACCOMMODATION ON OFFER

ACCOMMODATION

A upvc double glazed front entrance door opens into the

Entrance Hall with front aspect upvc double glazed window, coved ceiling and tall radiator. A staircase leads to first floor and a door leads to the

Sitting Room 4.99m x 3.66m [16'4" x 12'] having a coved ceiling, tall radiator, front aspect upvc double glazed bay window and feature stone fireplace with inset wood burning stove. The sitting room opens into the

Dining Room 4.44m x 3.39m [14'7" x 11'1"] having a coved ceiling, radiator and upvc double glazed French doors opening onto the garden. An opening leads into the

Breakfast Kitchen 4.41m x 4.82m [14'6" x 15'10"] maximum and 3.39m [11'1"] minimum. Having a comprehensive range of modern wall and base units and drawers, work surface incorporating a breakfast bar, inset one and a half bowl sink and drainer unit and complementary tiled splash back. Space for a range style cooker with gas and electric cooker point and Smeg stainless steel extractor hood over, space for an American style fridge/freezer and further appliance space with plumbing for a dishwasher and washing machine. Coved ceiling, rear aspect upvc double glazed window and two radiators. There is a upvc double glazed side entrance door and a further door leads to the

Cloakroom having a low flush wc, pedestal wash hand basin, extractor fan and also housing the Ideal gas central heating boiler.

First Floor Landing with side aspect upvc double glazed window, coved ceiling and doors lead to the bedrooms and bathroom.

Bedroom One 4.41m x 3.39m [14'6" x 11'1"] having a coved ceiling, radiator and rear aspect upvc double glazed window. The bedroom opens to an

En Suite Shower Room having a fully tiled shower cubicle with mains control shower and glazed shower screen, wash hand basin set on a tiled top, low flush wc, heated towel rail and rear aspect upvc double glazed window.

Bedroom Two 3.6m x 3.12m [11'10" x 10'3"] having a coved ceiling, radiator and front aspect upvc double glazed window.

Bedroom Three 5.25m x 2.58m [17'3" x 8'6"] having a coved ceiling, radiator, front aspect upvc double glazed window and access to the roof space.

Bedroom Four 3.39m x 2.82m [11'1" x 9'3"] (not including the entrance lobby area) having a coved ceiling, radiator and rear aspect upvc double glazed window.

Family Bathroom comprising bath with tiled surround, fully tiled shower cubicle with mains control shower and glazed shower screen, wash hand basin set on a vanity unit and low flush wc. Inset ceiling spotlighting, front aspect upvc double glazed window and heated towel rail.

OUTSIDE

Standing well back from the road behind a block paved driveway providing ample parking and turning space and access to the

Garage with up and over door, light and power.

A pathway to the side of the property leads to the rear where there is a generous sized garden mainly laid to lawn with extensive patio immediately to the rear of the property. There is also a large decked seating area to the far end of the garden and a variety of fruit trees. The garden is screened by hedging and stone walling.

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

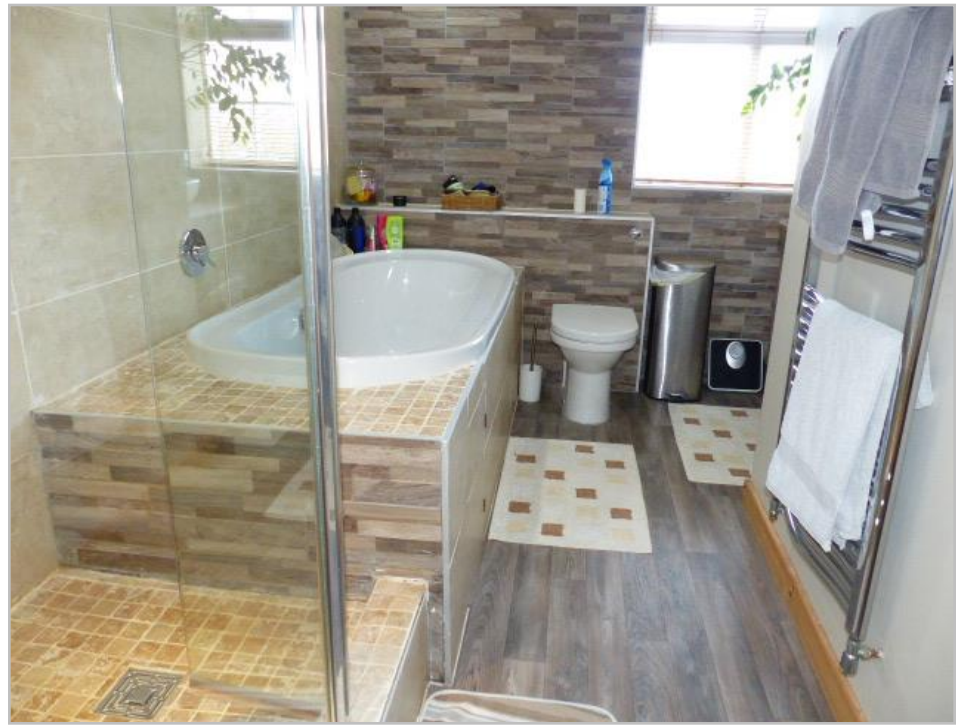
For Council Tax purposes the property is in Band E.

EPC RATING C

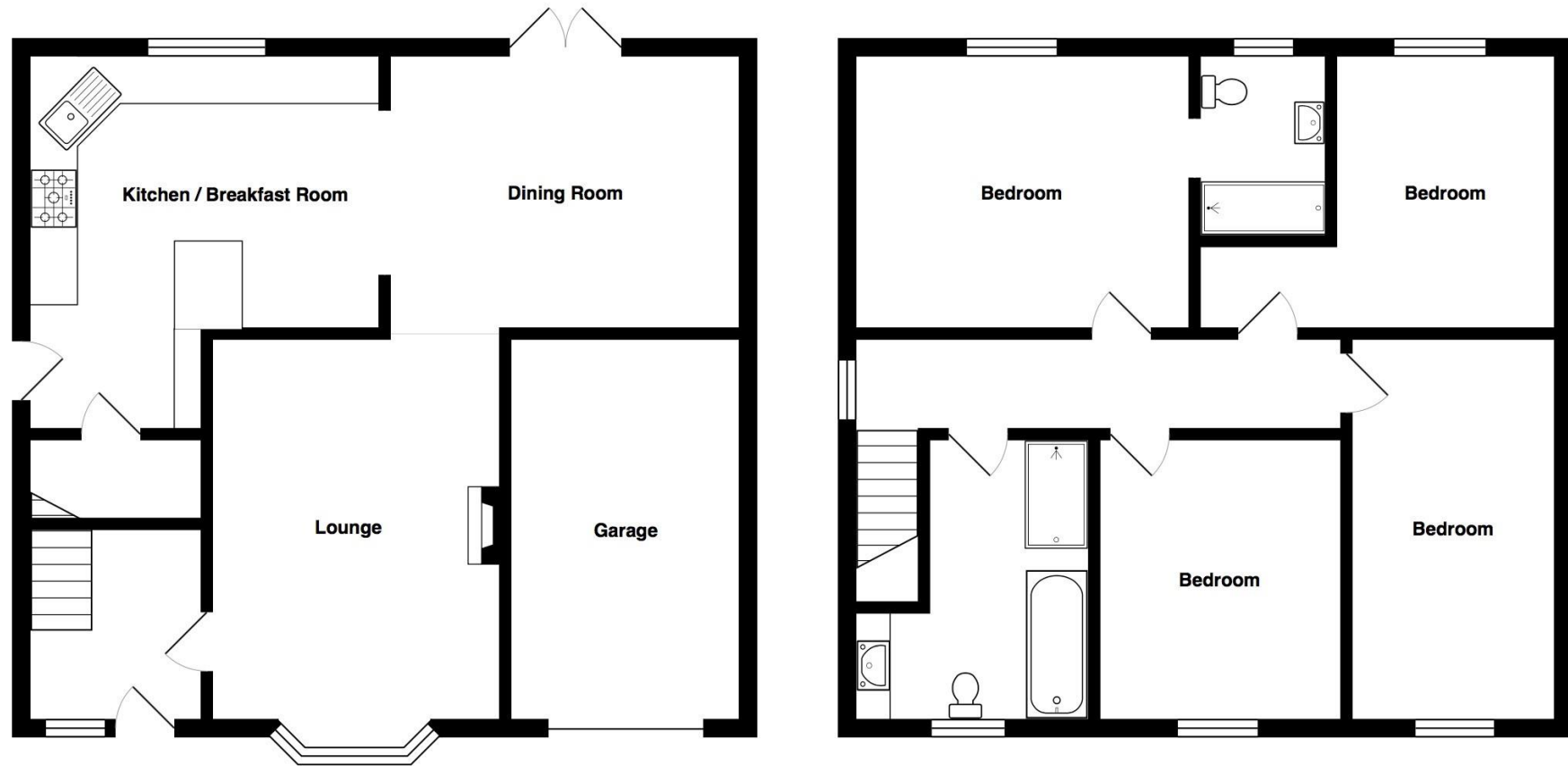
VIEWING

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

FTA2482



44, Derby Road, Ashbourne, DE6 1BH



Total Area: 156.2 m² ... 1681 ft²

All measurements are approximate and for display purposes only



Independent Estate Agents, Surveyors, Valuers & Auctioneers

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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.

