



**HIGHFIELDS
CLIFTON ROAD
CLIFTON
DE6 2DH
OFFERS AROUND £525,000**





HIGHFIELD, CLIFTON ROAD, CLIFTON, ASHBOURNE, DE6 2DH

A delightful and substantial detached property offering generously proportioned four double bedroomed accommodation along with three bathrooms. The property has been a family home to the current owner for many years and offers extensive and flexible living space comprising a dining kitchen opening into a family room and also having a utility room and cloakroom off. There is a large sitting room opening into a dining area and patio doors lead into the conservatory which in turn opens onto the rear garden, making it perfect for family living and entertaining.

Externally the property has a driveway providing ample parking and access to the detached double garage, fore garden extending to the side and to the rear there is an extensive paved patio area ideal for alfresco dining.

Situated on the edge of the sought after village of Clifton, which has a primary school, park/play area, church and public house, yet walkable to the popular and historic market town of Ashbourne and its amenities as well as easy access to good road links for onward travel.

AN INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE

ACCOMMODATION

A upvc double glazed front entrance door opens into the

Entrance Hall having a coved ceiling, front aspect upvc double glazed window. Radiator and staircase leading to the first floor. Doors lead to the kitchen and dining room.

Dining Room 3.07m x 2.39m (10'1" x 7'10") having a coved ceiling, rear aspect upvc double glazed window and radiator. An archway opens into the

Sitting Room 6.03m x 3.33m (19'9" x 10'11") having a coved ceiling, front aspect upvc double glazed window, radiator, feature fireplace with marble hearth and inset coal effect gas fire. Upvc double glazed French doors open into the

Conservatory 4.85m x 3.27m (15'11" x 10'9") having a tiled floor, glazed roof and full height glazed windows with sliding patio doors opening onto the rear garden.

Dining Kitchen 6.03m x 2.67m (19'9" x 8'9") comprising a range of wall and base units and drawers with display cabinet, work surface extending to provide a breakfast bar, inset stainless steel sink and drainer unit and tiled splashback. Integrated Neff electric oven and ATAG four ring gas hob with extractor hood above. Front and rear aspect upvc double glazed windows, two radiators and tiled flooring. Doors lead to utility room and

Family Room 4.62m x 3.24m (15'2" x 10'8") having a coved ceiling, front aspect upvc double glazed bay window, radiator and feature fireplace with marble hearth.

Utility Room 3.22m x 1.99m (10'7" x 6'6") measurements include the cloakroom. Having wall and base units, work surface with inset stainless steel sink and drainer unit. Space and plumbing for washing machine. Valiant gas central heating boiler housed within one of the units. Tiled splashbacks, tiled flooring, rear aspect upvc double glazed

window and upvc double glazed rear entrance door leading onto the rear patio. A further door leads to the

Cloakroom comprising low flush wc, wash hand basin, extractor fan, tiled walls and flooring.

First Floor Landing with access to the roof space and in built cylinder cupboard. Doors lead to the bedrooms and family bathroom.

Bedroom One 6.06m x 3.36m (19'11" x 11') measurements include the en suite and fitted wardrobes. Having dual aspect front and rear aspect upvc double glazed windows, two radiators and in built over stairs cupboard. There are two fitted double wardrobes and a door leads to an

En Suite Shower Room comprising shower cubicle with Mira electric shower, wash hand basin, low flush wc, tiled walls and tiled flooring.

Bedroom Two 4.25m x 2.90m (13'11" x 9'6") having two front aspect upvc double glazed windows, radiator and two fitted double wardrobes.

Bedroom Three 3.22m x 3.14m (10'7" x 10'4") having a front aspect upvc double glazed window and radiator.

Bedroom Four 3.50m x 2.22m (11'6" x 7'4") overall measurements. Having rear aspect upvc double glazed window and radiator. A door leads into an

En Suite Shower Room comprising shower cubicle with Triton electric shower, pedestal wash hand basin, tiled walls and flooring. Radiator, rear aspect upvc double glazed window and two fitted double wardrobes.

Family Bathroom 3.13m x 1.79m (10'3" x 5'10") comprising bath, pedestal wash hand basin, low flush wc. Rear aspect upvc double glazed window, radiator, tiled walls and flooring.

OUTSIDE

The property is approached over a tarmacadam driveway providing ample parking and access to the **Double Garage** with two up and over doors and pedestrian side entrance door.

There is a fore lawn with well stocked borders extending to the side of the property where there is a further lawned garden and green house.

At the rear of the property there is an extensive patio garden providing a private seating area perfect for entertaining and alfresco dining. A few steps lead up to a further lawned garden area extending behind 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 F.

EPC RATING D.

VIEWING

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

DIRECTIONS

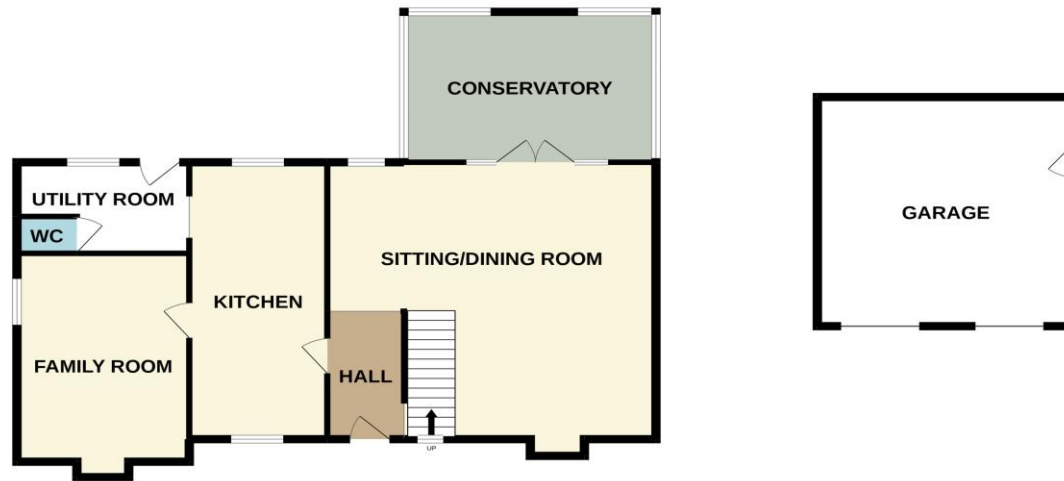
From Ashbourne town centre leave in a southerly direction along the A515 Clifton, Sudbury, Lichfield road. Proceed past Waterside Business and Retail Parks and continue straight over the traffic island with the junction of the A52 Derby/Stoke road. Continue along the A515 past the first turning on the right marked Doles Lane and then turn immediately right into a small service road and the property is located immediately ahead of you noted by our For Sale board.

Ref: FTA2485





GROUND FLOOR
1261 sq.ft. (117.2 sq.m.) approx.



1ST FLOOR
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA: 2119 sq.ft. (196.9 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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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.