



3 KEEPERS CROFT, ASHBOURNE, DE6 1TF

PRICE: £325,000



ASHBOURNE: 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk
MATLOCK: Archway Estate Office, 16 Crown Square, Matlock, DE4 3AT. Tel: 01629 580228 Email: matlock@fidler-taylor.co.uk

www.fidler-taylor.co.uk



DESCRIPTION

An immaculately presented and well designed three bedroom detached property built in 2017. The property has gas central heating, upvc double glazing and briefly comprises entrance hall, cloakroom, dining kitchen and sitting room both with French doors opening onto the rear garden. On the first floor there are three bedrooms, ensuite shower room and family bathroom. Externally there is a front garden area, driveway providing parking and access to the detached garage along with an enclosed, pleasant rear garden.

Conveniently located on this popular development, where there is a well maintained communal green space with a children's play area. Located on the outskirts of Ashbourne within walking distance of Hilltop Primary School and local convenience stores.

ACCOMMODATION

A partially double glazed front entrance door opens into the

Entrance Hall with staircase leading to the first floor, tiled flooring, radiator and understairs storage cupboard. Doors lead to the dining kitchen, cloakroom and sitting room.

Cloakroom having a low flush wc and pedestal wash hand basin with tiled splashback. Radiator, tiled flooring and rear aspect upvc double glazed window.

Dining Kitchen 5.41m x 2.55m (17'9" x 8'5") comprising a modern range of wall and base units and drawers with integrated Zanussi dishwasher, AEG double oven, Hoover washing machine and Zanussi four ring gas hob with Zanussi stainless steel extractor hood above. Work surface with inset stainless steel one and a half bowl sink and drainer unit and tiled splashback. Ceiling spot lighting, front aspect upvc double glazed window, tiled flooring, radiator and upvc double glazed French doors opening onto the garden.

Sitting Room 5.42x x 3.07m (17'9" x 10'1") with laminate flooring, two radiators, front aspect upvc double glazed window and upvc double glazed French doors opening onto the garden.

First Floor Landing with rear aspect upvc double glazed window, radiator and access to the roof space. Doors lead to the bedrooms and bathroom. In built cupboard housing the Potterton gas central heating boiler.

Bedroom One 3.43m x 3.13m (11'3" x 10'3") having a front aspect upvc double glazed window, decorative wood panelling to one wall and radiator.

En Suite Shower Room 1.94m x 1.67m (6'4" x 5'6") comprising fully tiled shower cubicle with mains control shower, wash hand basin, low flush wc, partially tiled walls and tiled flooring. Ceiling spotlighting, heated towel rail and front aspect upvc double glazed window.

Bedroom Two 3.49m x 2.57m (11'5" x 8'5") having a front aspect upvc double glazed window and radiator.

Bedroom Three 2.57m x 1.85m (8'5" x 6'1") having a rear aspect upvc double glazed window, radiator, laminate flooring and in built storage cupboard/wardrobe.

Bathroom 2m x 1.88m (6'7" x 6'2") comprising bath with Mira electric shower over, wash hand basin, low flush wc, partially tiled walls and tiled flooring. Rear aspect upvc double glazed



window, radiator and shaver point.

OUTSIDE

There is a front garden with lawn and gravelled area, driveway providing parking and access to the

Detached Garage 6.03m x 3.06m (19'9" x 10') with up and over door, light and power connected and upvc double glazed side entrance door.

At the rear there is a pleasant, enclosed garden with paved patio across the rear of the property, lawned garden and planted border, enclosed by timber fencing.

SERVICES

It is understood that all mains services are connected to the property.

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 D

EPC RATING B

VIEWING

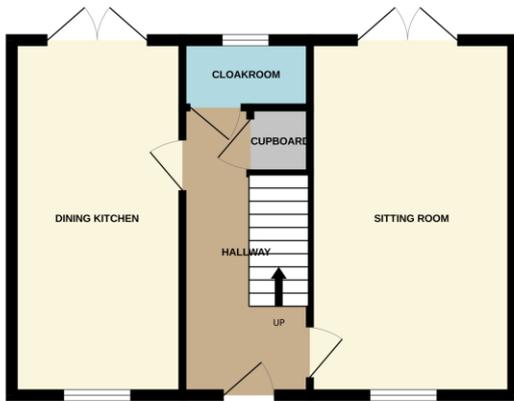
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

Ref FTA2634

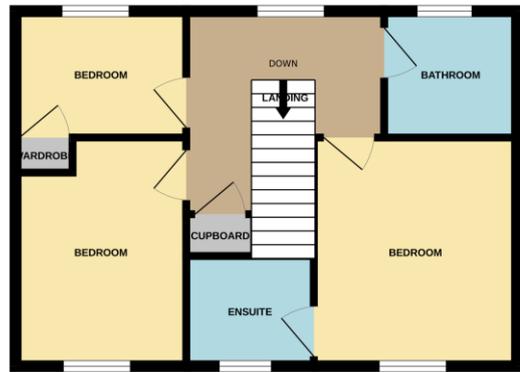




GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 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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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.