



**7 ORCHARD LANE, WYASTON, ASHBOURNE, DE6 2DR**

**PRICE: Offers over £300,000**



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## DESCRIPTION

A spacious three bedroom traditionally styled semi in a much sought after village location with panoramic countryside views to the rear.

Offering tremendous scope for extension, alteration, or modification to a new purchasers personal choice this substantial family house is double glazed throughout, benefits from night storage heating and briefly comprises reception hall, double aspect sitting room, breakfast kitchen with pantry, ground floor bathroom with separate wc. At first floor level three very well proportioned bedrooms whilst outside there are good gardens front and rear and useful outbuildings.

Interested parties should note that a scheme of extension and internal reorganisation has been produced to provide a ground floor shower room and first floor bathroom and new rear dining room/garden room. Full details of this scheme are available if required.

An early viewing of the property is highly recommended.

## ACCOMMODATION

An aluminium framed sealed unit double glazed front door leads to

**Entrance Hall** with staircase off to first floor level and fitted coat pegs.

**Double Aspect Sitting Room** 4.85m x 3.18m [15'11" x 10'6"] having aluminium framed sealed unit double glazed windows to both front and rear, the rear window taking advantage of the far reaching countryside views. Corniced ceiling, stone fireplace with quarry tiled hearth, oak mantel and open grate. Two night storage heaters.

**Dining Kitchen** 3.62m x 3.04m [11'10" x 10'] having quarry tiled floor, window to the rear and part glazed exterior door leading to the rear porch. Single drainer stainless steel sink unit with base cupboards and Rayburn Royale solid fuel range incorporating back boiler for domestic hot water. Under stairs storage cupboard housing the electricity meter and consumer unit.

**Walk-in Pantry** having tiled thrall, upvc sealed unit double glazed window and fitted shelves.

**Ground Floor Bathroom** having original fittings in white comprising panelled bath with ceramic tiled splash backs and wall mounted wash hand basin. Upvc sealed unit double glazed window. wall mounted infra red heater. There is an adjoining separate wc with high level suite and upvc sealed unit double glazed window.

Staircase to first floor landing having upvc sealed unit double glazed window overlooking the rear garden and far reaching views towards Osmaston and beyond. Wall mounted electric panel heater.

**Bedroom One** 4.85m x 3.2m [15'11" x 10'6"] with upvc sealed unit double glazed windows to both front and rear, again the rear window enjoys far reaching countryside views. Electric night storage heater and deep over stairs storage cupboard with double opening doors.

**Bedroom Two** (front) 3.63m x 2.5m [11'11" x 8'3"] plus deep over stairs storage recess. Upvc sealed unit double glazed window and inbuilt cylinder and airing cupboard housing the



insulated copper hot water cylinder with fitted immersion heater and fitted slatted shelves.

**Bedroom Three** (rear) 2.7m x 2.26m [8'10" x 7'5"] with upvc sealed unit double glazed window enjoying extensive open aspect.

#### **OUTSIDE**

The property occupies a wide fronted plot and stands behind a primarily lawned front garden which is protected from the road by evergreen hedging. There is a gated pedestrian access to the front of the house with a side pathway which leads to the rear.

At the rear of the property the rear door is sheltered by a learn-to upvc sealed unit double glazed porch or small conservatory off which is a brick built fuel store. This adjoins a further useful brick built workshop store with electric light and power supply connected.

There is a long primarily lawned rear garden with evergreen and shrub bed which adjoins and overlooks extensive open countryside.

#### **SERVICES**

It is understood that all 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**

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

#### **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.

Ref FTA2646



GROUND FLOOR  
454 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 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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