





*****OPEN DAY, SATURDAY 6TH JULY -
10AM - 2PM, NO APPOINTMENT
NECESSARY *****

**** FOUR BEDROOM DETACHED
PROPERTY ** DETACHED DOUBLE GARAGE
** NEARBY TO ASHBOURNE TOWN
CENTRE ****

A substantial four bedroom detached family house occupying a secluded plot, yet still very accessible location to the town centre of Ashbourne. Outside the property has a detached double garage and driveway. The property briefly comprises of hallway, kitchen/diner, family room, utility room, cloaks/WC, sitting/dining room, conservatory, landing, four bedrooms with the master and bed two having en-suite facilities and a separate family bathroom.

Externally, the property offers ample driveway space, laid to lawn gardens to side and an entertaining patio to the rear.



HALL

A upvc double glazed front entrance door opens into the entrance hall having a coved ceiling, upvc double glazed window, radiator and staircase leading to the first floor.

DINING ROOM

10'1 x 7'10

Having a coved ceiling, upvc double glazed window to the rear and radiator. An archway opens into the sitting room.

SITTING ROOM

19'9 x 10'11

Feature fireplace with marble inset and hearth and a living flame coal effect fire. Upvc double glazed window to the front and doors into the conservatory, radiator.

CONSERVATORY

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

19'9 x 9'9

Comprising a range of fitted wall mounted, base and drawer units 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.



FAMILY ROOM

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

10'7 x 6'6

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.

CLOAKROOM

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 1

19'11 x 11'0 max

Having dual aspect front and rear upvc double glazed windows, two radiators and in built over stairs cupboard. There are two fitted double wardrobes and a door leads to -

EN SUITE

Comprising shower cubicle with Mira electric shower, wash hand basin, low flush wc, tiled walls and tiled flooring.

BEDROOM 2

13'11 x 9'6

Two front aspect upvc double glazed windows, radiator and two fitted double wardrobes.



BEDROOM 3

10'7 x 10'4

Front aspect upvc double glazed window and radiator.

BEDROOM 4

11'6 x 7'4

Rear aspect upvc double glazed window and radiator. A door leads into -

EN SUITE

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.

BATHROOM

10'3 x 5'10

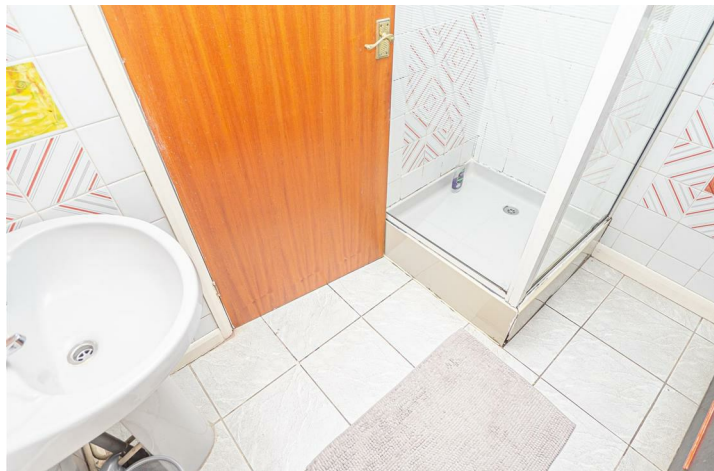
Comprising panel enclosed bath, pedestal wash hand basin, low flush wc. Rear aspect upvc double glazed window, radiator, tiled walls and flooring.

OUTSIDE

The property is approached over a tarmac 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.

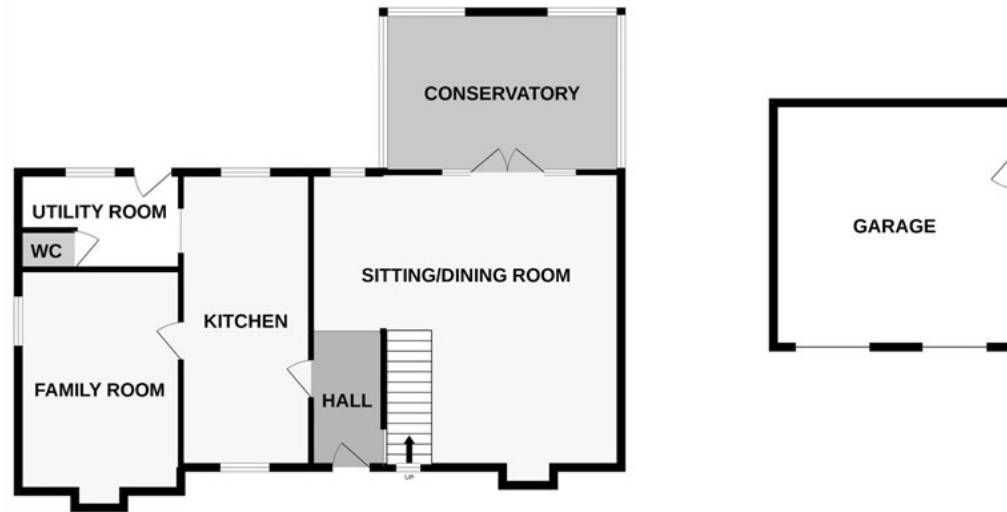








GROUND FLOOR
1261 sq.ft. (117.2 sq.m.) approx.

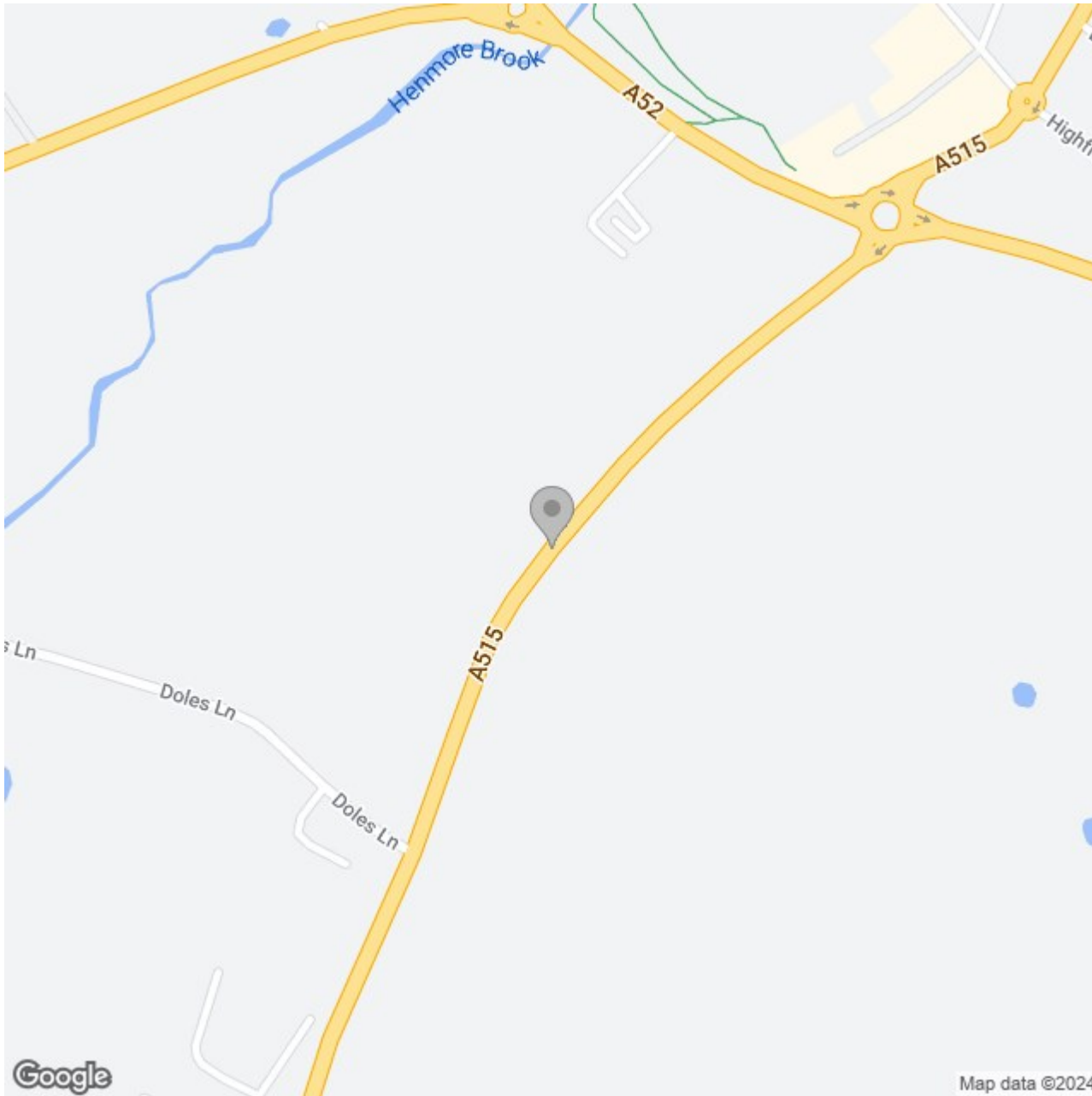


1ST FLOOR
858 sq.ft. (79.7 sq.m.) approx.



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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	62	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	