



**9 POPLAR CRESCENT
ASHBOURNE, DE6 1HY
PRICE: OFFERS AROUND £285,000**



ASHBOURNE: 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk
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ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION

A generously proportioned three bedroom detached bungalow occupying an enviable head of cul-de-sac position standing on a generous plot.

Ideal for occupation by those looking towards retirement or even a growing family, the bungalow, whilst being capable of immediate occupation, does offer scope and potential for further alteration and modification to a new occupant's personal taste.

A particular feature of the property is the good sized gardens together with the large extended garage.

ACCOMMODATION

A UPVC double glazed front entrance door opens into the

Entrance Hall with doors leading to the cloakroom, sitting/dining room, kitchen, bedrooms and bathroom.

Cloakroom comprising a low-flush wc, UPVC double glazed window and tiled flooring.

Kitchen 3.78m x 2.64m (12'5" x 8'8") comprising a range of wall and base units and drawers with integrated Indesit electric oven and grill, four ring gas hob with Hotpoint stainless steel extractor hood above, work surface with inset one and a half bowl sink and drainer unit, tiled splashback, space for three appliances and plumbing for a washing machine. Rear aspect UPVC double glazed window, coved ceiling, radiator and door leading into the garage.

Sitting/Dining Room 6.38m x 3.77m (20'11" x 12'4") having a feature fireplace with polished wood surround, marble hearth and inset coal effect gas fire, two radiators, rear aspect UPVC double glazed window and UPVC double glazed sliding patio doors opening onto the rear garden.

Bathroom 2.96m x 1.75m (9'8" x 5'9") overall measurements including the in-built cupboard housing the Baxi central heating boiler. Comprising bath with mains control shower over, low-flush wc, pedestal wash-hand basin, tiled walls, side aspect UPVC double glazed window, heated towel rail and loft access.

Bedroom One 4.29m x 2.97m (14'1" x 9'9") overall measurements. Comprising a range of fitted bedroom furniture including wardrobes providing hanging and shelving and over-bed cupboards. There is a front aspect UPVC double glazed bay window and radiator.

Bedroom Two 3.15m x 2.81m (10'4" x 9'2") having a front aspect UPVC double glazed bay window, radiator and fitted cupboard.

Bedroom Three 2.36m x 2.14m (7'9" x 7') having a UPVC double glazed window and radiator.

OUTSIDE

The property stands on a larger than average plot with tarmacadam driveway providing ample parking and access to the integral, tandem garage. Lawned front garden with boundary hedge and shrub borders.

Tandem Garage 11.89m x 2.43m (39' x 6'11") having double opening doors, light and power, cold water tap, door leading to the kitchen and two UPVC double glazed doors opening onto the rear garden.

At the rear of the property there is a paved patio and a good



sized lawned garden, enclosed by a boundary hedge and fencing with well-stocked borders and greenhouse.

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

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 D

EPC RATING D

VIEWING

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

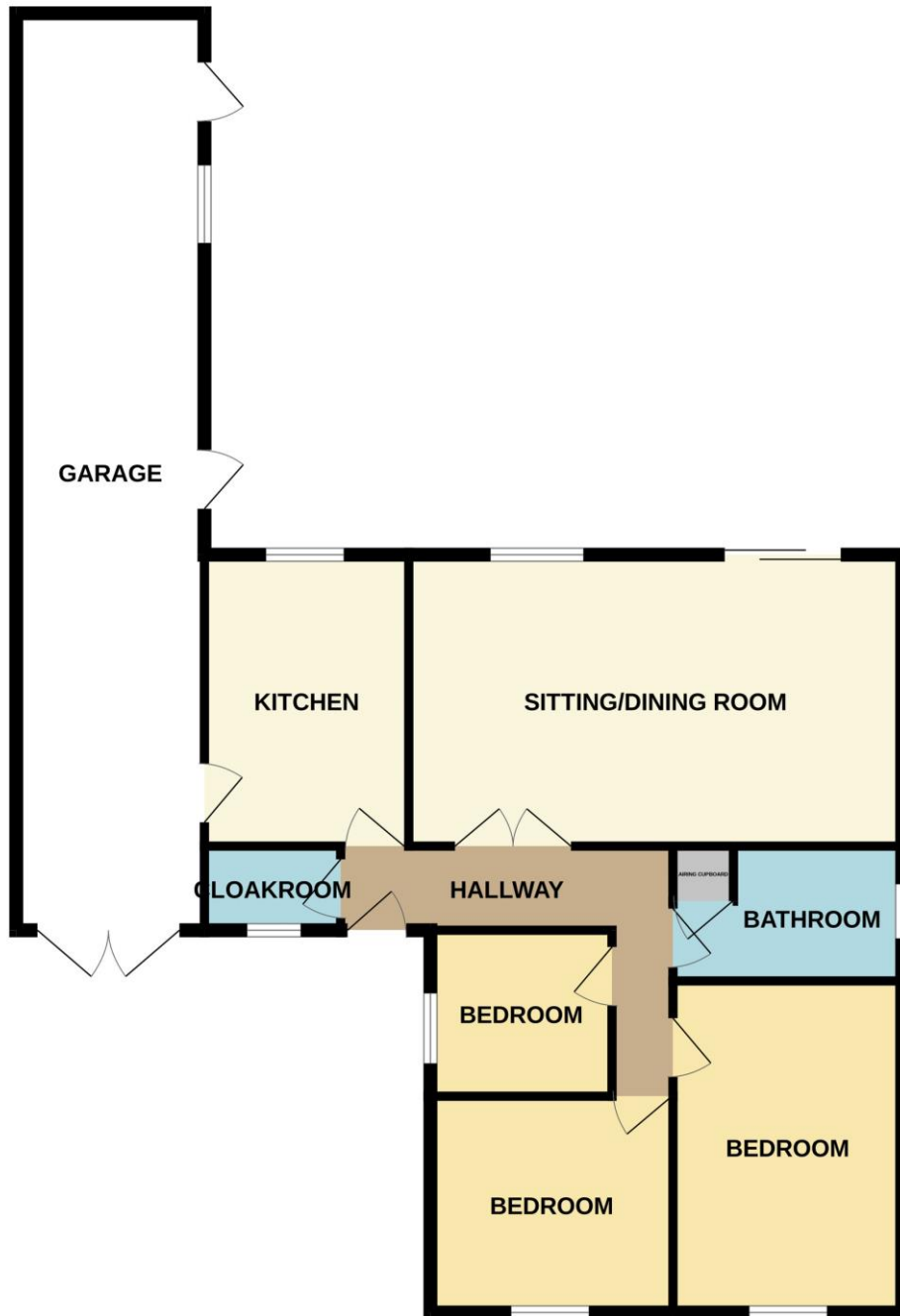
WHAT3WORDS

fools.tinned.types

Ref FTA2747



GROUND FLOOR
1107 sq.ft. (102.9 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.9 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.