



**10 OAK CRESCENT
ASHBOURNE, DE6 1HR
PRICE: OFFERS AROUND £275,000**



ASHBOURNE: 11 Church Street, Ashbourne, DE6 1AE. Tel: 01335 346246 Email: ashbourne@fidler-taylor.co.uk
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www.fidler-taylor.co.uk



ESTATE AGENTS CHARTERED SURVEYORS AUCTIONEERS

DESCRIPTION

A modernised and remodelled detached property now offering four bedroomed accommodation with modern fitted dining kitchen, sitting room and modern family bathroom.

There is a driveway providing parking and access to the integral garage along with an enclosed rear garden.

Occupying a cul-de-sac position within this popular residential area, conveniently located within walking distance of local amenities and Hilltop primary school.

The property has gas central heating and upvc double glazing.

ACCOMMODATION

A upvc double-glazed front entrance door opens into the

Entrance Hall with side aspect upvc double-glazed window and doors lead to the sitting room and

Storage Room 1.72m x 1.48m (5'7 x 4'10")

Sitting Room 5.42m x 3.27m (17'9" x 10'8") having two radiators, door leading to the inner hall and opening into the

Dining Kitchen 5.82m x 2.32m (19'1" x 7'7") comprising a modern range of wall and base units and drawers with integrated Lamona electric double oven and microwave, fridge/freezer and Lamona five ring induction hob with stainless steel extractor hood above. Work surface with inset one and a half bowl stainless sink and drainer unit, tiled splashback, rear aspect upvc double-glazed window, radiator and partially double-glazed rear entrance door opening into the

Rear Porch/Utility with plumbing for a washing machine, upvc double glazed windows and rear entrance door.

Inner Hall with staircase leading to the first floor, understairs storage cupboard and door leading into the garage.

First Floor Landing with side aspect upvc double-glazed window and radiator. Doors lead to the bedrooms and family bathroom.

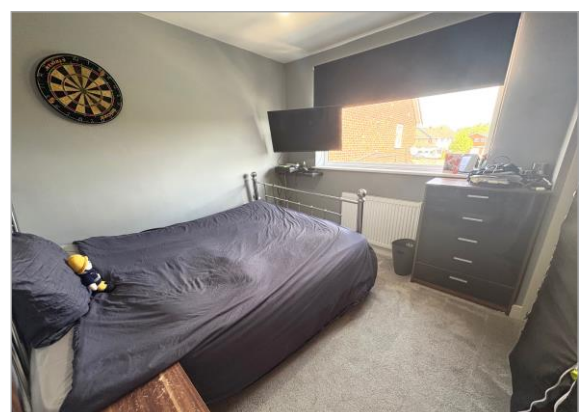
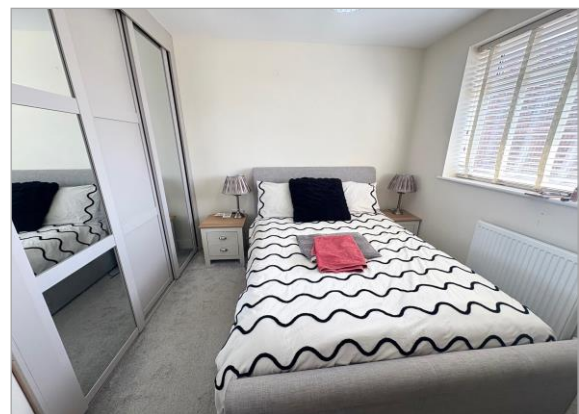
Bedroom One 3m x 2.66m (9'10" x 8'8") measured up to the wardrobes. Having a front aspect upvc double-glazed window, radiator and fitted wardrobes with sliding doors providing hanging and shelving.

Bedroom Two 2.86m x 2.75m (9'4" x 9') with front aspect upvc double-glazed window, radiator and access to the roof-space.

Bedroom Three 3.28m x 2.81m (10'9" x 9'3") maximum measurements. With rear aspect upvc double-glazed window, radiator and built-in cupboard housing the Ideal gas central heating boiler.

Bedroom Four 2.75m x 1.87m (9' x 6'1") having a side aspect upvc double-glazed window and radiator.

Family Bathroom 2.38m x 2.39m (7'9" x 7'10") having a bath with tiled surround, corner shower cubicle with mains control shower, wash-hand basin with vanity unit below and low-flush wc. Rear aspect upvc double-glazed window and heated towel rail.



OUTSIDE

At the front of the property there is a driveway providing parking and access to the

Integral Garage 5.17m x 2.45m (16'11" x 8') with up and over door, light, power and housing the gas and electric meters.

To the rear of the property there is an enclosed garden with lawn and paved patio areas across the rear of the property and at the far end of the garden.

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 C

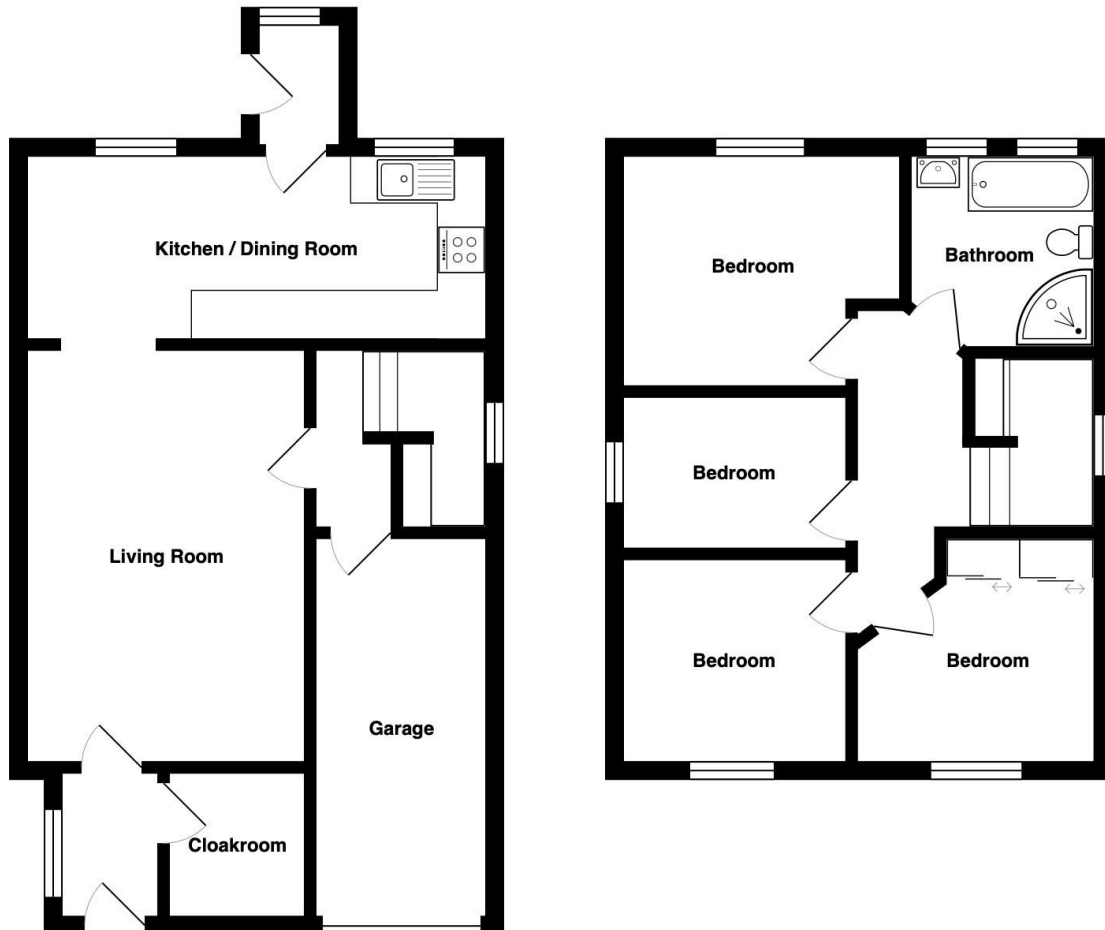
EPC RATING C**VIEWING**

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

Ref FTA2755



10, Oak Crescent, Ashbourne, DE6 1HR



Total Area: 102.2 m² ... 1100 ft²

All measurements are approximate and for display purposes only

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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.