



42 DERBY ROAD, ASHBOURNE, DE6 1BH

PRICE: Offers around £375,000

DESCRIPTION

A traditionally styled and constructed detached family home occupying a spacious plot in a popular location convenient for Ashbourne's facilities and amenities as well as ready access to Derby. Offering well proportioned three bedroom extended accommodation which is fully double glazed and gas centrally heated the well appointed and presented property is considered ideal for occupation by the growing family.

With the additional benefit of ample car parking/turning space to the front as well as a large garage/workshop the property can only be fully appreciated by an early internal inspection which is highly recommended.

ACCOMMODATION

Arched double opening upvc sealed unit double glazed doors lead to

Storm Porch with further small pane glazed upvc sealed unit double glazed window and side screens which in turn leads to

Reception Hall having staircase off to first floor level, single panel central heating radiator and spacious shelved understairs storage cupboard with fitted shelves. From the hall a small pane glazed door leads through to

Double Aspect Sitting/Dining Room.

Front Sitting Room 3.66m (12') max x 3.37m (11'1") plus deep cant bay to the front with upvc sealed unit double glazed window and three radiators beneath. Full width feature natural stone fireplace and chimney breast with stone hearth, flanking plinths, fitted shelves and fitted decorative fuel effect electric fire. Double branch wall light point and corniced ceiling. A stone trimmed arch leads through to

Dining Room 3.73m x 3.45m (12'3" x 11'4") with corniced ceiling and upvc sealed unit double glazed small pane sliding patio doors to the rear garden. Mison fan assisted radiator. Wide feature natural stone fireplace again having polished stone hearth and flanking plinths, hardwood mantel and display niches. Fitted decorative fuel effect electric fire. Two wall light points.

Extended Breakfast Kitchen 5.17m x 2.33m (16'11" x 7'8") having part fully tiled and part pine clad walls, double panel central heating radiator. Upvc sealed unit double glazed windows to rear and side. The kitchen area has a ceramic tiled floor and is fitted with a good range of base and wall cupboards with glazed display wall cupboard and ample round edge work surfaces. Inset 1.5 bowl single drainer stainless steel sink unit with pillar mixer tap, integrated electric double oven with four burner gas hob over and extractor hood. A room divider base unit with double opening cupboard, worktop and shelves and peninsular breakfast bar extending to the breakfast area with wall mounted pine storage cupboards and pine clad ceiling.



Rear Utility Room 3.37m x 2.41m (11'1" x 7'11") again having fully ceramic tiled walls and upvc sealed unit double glazed door with matching flanking window to the rear garden. Range of fitted base and wall cupboards with round edge work surfaces and appliance space with plumbing for automatic washing machine. Inset 1.5 bowl single drainer stainless steel sink unit, tall larder or broom storage cupboard and pedestrian access door to garage.



Staircase to First Floor Galleried Landing with central heating radiator, corniced ceiling and loft access hatch.

Bedroom One (front double) 3.38m x 3.37m (11'1m x 11') plus deep cant bay to the front with sealed unit double glazed upvc window, corniced ceiling, central heating radiator and a comprehensive range of in built bedroom furniture including two double wardrobes and central dressing table unit with fitted drawers, mirror and cupboards over. Further range of fitted drawers within the bay window.



Bedroom Two (rear double) 3.69m x 3.09m (12'1" x 10'2") (measured to the chimney breast). Having corniced ceiling, single panel central heating radiator and upvc sealed unit double glazed small pane window overlooking the rear garden. Again the room is comprehensively fitted with a range of in built bedroom furniture in light oak including wardrobes with central dressing table and drawer unit with cupboards above and fitted mirror. Shelved corner display cupboard, matching bedside cabinets.



Bedroom Three (front) 2.3m x 2.12m (7'7" x 7') with upvc sealed unit double glazed window, central heating radiator and corniced ceiling.

Bathroom being of spacious proportions with fully ceramic tiled walls and floor and contemporary fitments in white comprising shaped panelled bath with mixer tap, wall hung wash hand basin, low flush wc and quadrant shower cubicle with glazed shower screen doors and mains shower control. Upvc sealed unit double glazed window, tall towel rail radiator.



OUTSIDE

The property which occupies a generously proportioned plot stands well back from the road and is approached via a sweeping tarmac driveway with flanking shaped lawned garden having well stocked flower, shrub and evergreen borders with planted gravelled border to the other side. The driveway leads to spacious car standing and turning space and leads to the attached garage.

Garage 6.34m x 2.5m (20'10" x 8'3") with automatic up and over door, terrazzo tiled floor, electric light and power and cold water tap. The garage houses the wall mounted Worcester gas fired boiler for domestic hot water and central heating and also the electric meter and consumer unit. Pvc roof light, elevated storage platform, pedestrian access door to utility room.



A wrought iron pedestrian side gate leads via a paved pathway to the rear of the property where the long rear garden features paved patio terrace, rockery, gravel and planted beds, lawns and raised beds. There are two shed bases.

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

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

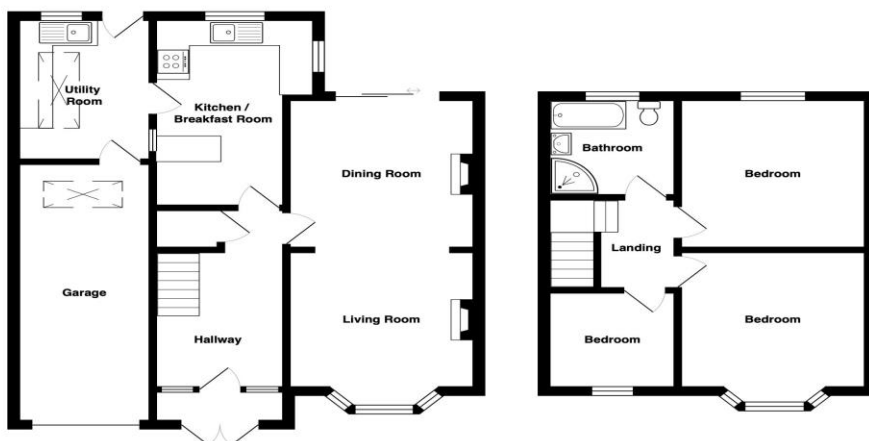
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

WHAT3WORDS

Ref FTA2758



42, Derby Road, Ashbourne, DE6 1BH



Total Area: 117.1 m² ... 1260 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.