



**FIDLER TAYLOR**



**14 MOORLANDS DRIVE, MAYFIELD, ASHBOURNE, DE6 2LP**  
**PRICE: OFFERS AROUND £260,000**

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[www.fidler-taylor.co.uk](http://www.fidler-taylor.co.uk)



**ESTATE AGENTS    CHARTERED SURVEYORS    AUCTIONEERS**

## DESCRIPTION

Offering a rare opportunity in the current marketplace, this two bedrooned, bungalow property provides pleasantly appointed gas centrally heated and double-glazed accommodation, in a popular residential location within the village of Mayfield within easy reach of village facilities as well as the market town of Ashbourne.

The original accommodation specification has been considerably enhanced by the construction of a high-quality conservatory. There are easily managed gardens to both front and rear, together with a most useful brick-built garage.

An early internal inspection is highly recommended.

## ACCOMMODATION

A tiled canopy porch shelters the UPVC sealed unit double-glazed front door to

**L-Shaped Reception Hall** having in-built linen cupboard with fitted slatted shelves

**Sitting Room** 3.75m x 3.3m (12'3" x 10'10") a feature corner fireplace in marble with matching hearth and Adam-style surround. Fitted decorative fuel effect gas fire. Ornate cornicing, dado rail, double panel central heating radiator. A half-sealed unit double-glazed door with flanking side screen, leads to

**Conservatory** approximately 4.75m x 3.09m (15'7" x 10'2") being of UPVC construction over a brick base. Ceramic tiled floor, double panel central heating radiator and double opening doors leading to the rear garden.

**Fitted Breakfast Kitchen** 3.5m x 2.5m (11'6" x 8'2") with ceramic tile floor and a good range of fitted kitchen units, providing base cupboards and wall cupboards, together with glazed display wall cupboards, ample work surfaces with inset single drainer 1.5 bowl sink unit and mixer tap, ceramic tile splashbacks and appliance space with plumbing for an automatic washing machine. Integrated electric oven, four burner, gas hob and extractor hood. Corner shelf unit, sealed unit double-glazed window, single panel central heating radiator.

**Bedroom One (rear double)** 3.3m x 3.1m (10'10" x 10'2") measured to the front of the wardrobes, with an extensive range of in-built bedroom furniture, sealed unit double-glazed window, double panel central heating radiator.

**Bedroom Two (front)** 2.85m x 1.78m (9'4" x 5'10") with in-built wardrobe, central heating radiator and sealed unit double-glazed window.

**Shower Room** being of spacious proportions, with contemporary suite in white comprising quadrant shower cubicle with curved glazed shower screen sliding doors, fully tiled walls and mains shower control. Wash-hand basin, vanity unit with storage cupboards and drawers beneath, low-flush wc. Sealed unit double-glazed window, tall towel rail radiator.

## OUTSIDE

The property stands behind an open plan, primarily lawned front garden, with central pathway and planted beds and borders, featuring bushes, shrubs and flowers.

To the rear, there is a very private, enclosed garden, with block-paved patio terrace and gravel beds. The property has the benefit of a most useful brick and tile garage, approximately 6m x



3m (19'8" x 9'10") with up and over door, electric light and power supply and side pedestrian access door to the rear 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**

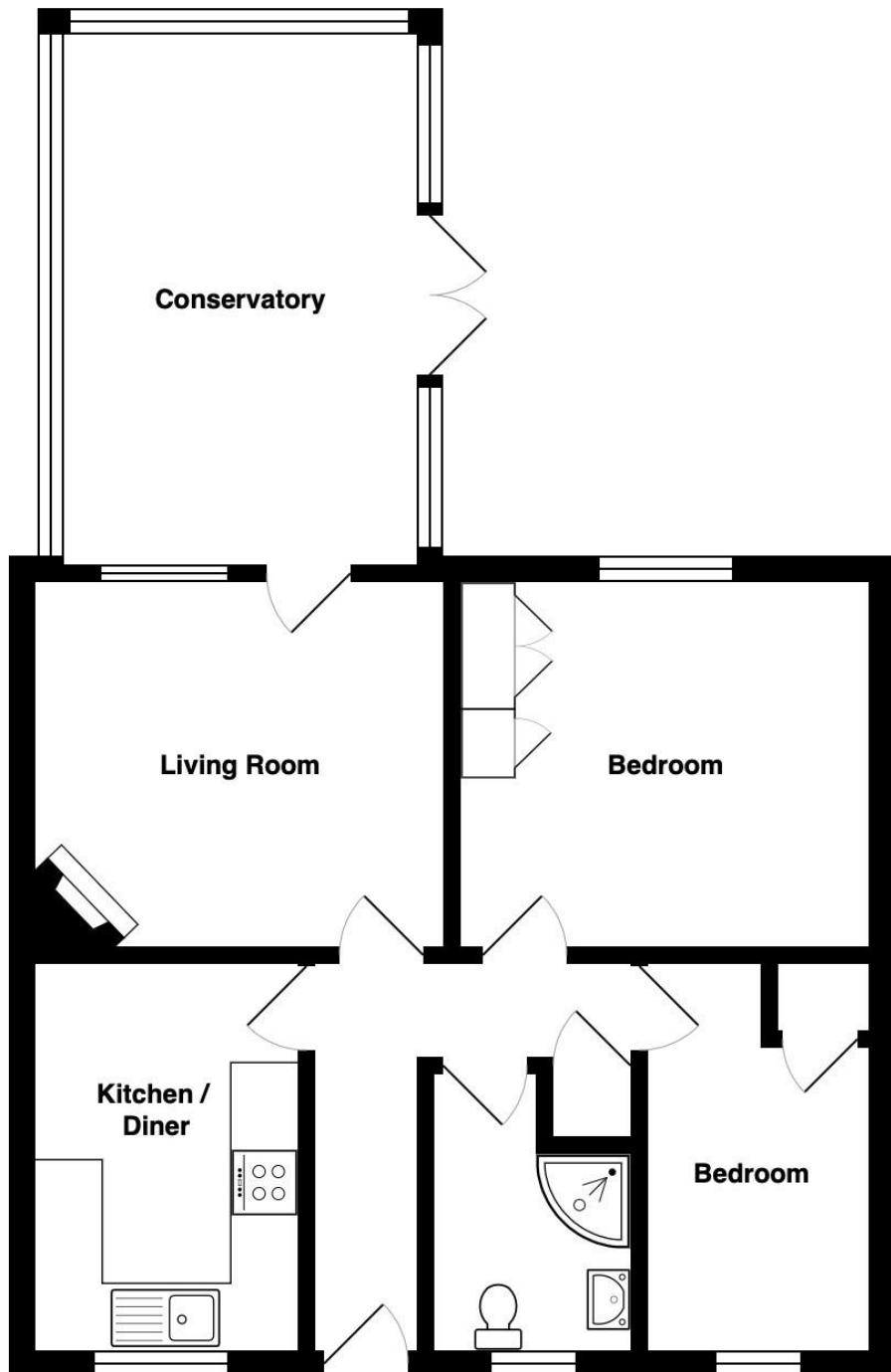
#### **VIEWING**

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

**WHAT3WORDS – sleep.handbags.folk**

Ref FTA2759





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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.