



**MALLORY HOUSE
112A PARK AVENUE
ASHBOURNE
DE6 1GB**

PRICE: £370,000





MALLORY HOUSE, 112A PARK AVENUE, ASHBOURNE, DE6 1GB

An individually designed, substantial three double bedroom detached property conveniently located on the outskirts of Ashbourne within level walking distance of the town centre and footpath leading to open countryside on the doorstep.

The property has gas central heating, upvc double glazing and briefly comprises entrance hall, cloakroom, sitting room with log burning stove, dining room, dining kitchen and utility room to the ground floor. On the first floor there is a spacious galleried landing, three double bedrooms, ensuite shower room and a family bathroom.

Externally there is ample driveway parking, detached double garage and enclosed rear garden.

INTERNAL VIEWING HIGHLY RECOMMENDED

ACCOMMODATION

A composite double glazed front entrance door with double glazed wing windows opens into the

Entrance Hall with staircase leading to the first floor, radiator, engineered oak flooring and doors lead to the sitting room, kitchen, dining room and cloakroom.

Cloakroom having a continuation of the engineered oak flooring, low flush wc, wash hand basin with vanity unit below, radiator and side aspect upvc double glazed window.

Sitting Room 5.52m x 3.46m (18'1" x 11'4") the focal point of this room is the feature brick fireplace with tiled hearth and inset log burning stove. Having a dual aspect with upvc double glazed window to the front and upvc double glazed

French doors opening onto the rear garden. There are also two radiators.

Dining Room 3.68m x 3.02m (12'1" x 9'11") with rear aspect upvc double glazed window and radiator.

Dining Kitchen 5.28m x 2.71m (17'4" x 8'11") Having a continuation of the engineered oak flooring, comprising a comprehensive range of wall and base units and drawers with pull out larder cupboard, work surfaces with complimentary tiled splashback and inset stainless steel sink and drainer unit. Rangemaster with two electric ovens, grill and five ring gas hob with Rangemaster extractor hood over. Space for refrigerator, modern tall radiator, front aspect upvc double glazed window, recessed ceiling spot lighting and upvc double glazed side entrance door. A partially glazed door leads into the

Utility Room 2.70m x 1.63m (8'10" x 5'4") comprising wall and base units, work surface with complimentary tiled splashbacks and inset stainless steel sink and drainer unit. Two appliance spaces with plumbing for a washing machine and dishwasher. Wall mounted Ideal gas central heating boiler, radiator and rear aspect upvc double glazed window.

First Floor Galleried Landing with access to the roof space, front aspect upvc double glazed window and radiator. Doors lead to the bedrooms and bathroom.

Bedroom One 5.51m x 3.47m (18'1" x 11'5") with dual aspect upvc double glazed windows and two radiators. (This room could potentially be split into two bedrooms).

Bedroom Two 3.66m x 2.71m (12' x 8'11") with front aspect upvc double glazed window and radiator. Door leads into the

En Suite Shower Room 1.77m x 1.38m (5'10" x 4'6") comprising a shower cubicle with Triton T80si electric shower, pedestal wash hand basin and low flush wc. There is a heated towel rail and rear aspect upvc double glazed window.

Bedroom Three 3.01m x 2.75m (9'11" x 9') with rear aspect upvc double glazed window and radiator.

Family Bathroom 2.19m x 1.74m (7'2" x 5'9") Having fully tiled walls and comprising a contemporary bath, wash hand basin with vanity unit below and low flush wc. There is a heated towel rail and rear aspect upvc double glazed window.

OUTSIDE

To the front of the property is a lawned garden enclosed by wrought iron railings. A long tarmac driveway to the side of the property provides ample parking and access to the

Detached Double Garage 5.27m x 4.82m (17'3" x 15'10") with up and over door, light and power, side aspect window and personal side entrance door.

There is a landscaped rear garden with composite decking, fitted seating area and raised beds along with an artificial grass lawn. There is exterior lighting and a cold water tap.

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 D.

VIEWING

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

Ref FTA2769



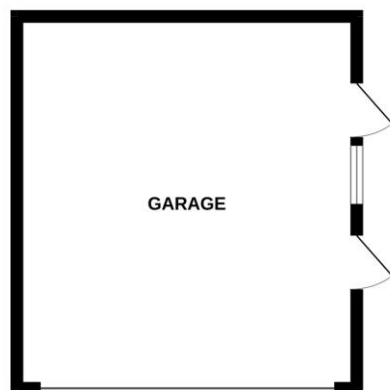




GROUND FLOOR
915 sq.ft. (85.1 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1500 sq.ft. (139.4 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.