



**3 COCK HILL, CLIFTON,
ASHBOURNE, DE6 2GJ
PRICE: OFFERS OVER £300,000**

DESCRIPTION

A charming semi-detached traditional cottage, set close the heart of the popular and sought after village of Clifton, offering extremely characterful, two-bedroomed accommodation. Considered ideal for occupation by the professional couple, young family or perhaps those looking towards an active retirement, the property benefits from sealed unit double-glazing and gas fired central heating throughout and has the benefit of delightful and surprisingly spacious garden grounds, with ample parking and a useful garage.

An early viewing is most enthusiastically encouraged.

ACCOMMODATION

Heavy pine ledged and braced front door leads to

Entrance Porch with quarry tiled floor, slit side windows and original pine glazed door to

Entrance Vestibule with single panel central heating radiator, staircase to first floor level and further pine, small pane glazed door to

Snug or Dining Room 3.65m x 2.51m (11'11" x 8'3") having oak effect laminate floor, small paned UPVC sealed unit double-glazed window to the front and beamed ceiling. Feature, rustic brick, full height fireplace and chimney breast, with brick hearth and fitted gas fire. Two wall light points. A wide square opening from the Dining Room leads through to the Breakfast Kitchen and there is also an opening off to

Inner Lobby with useful deep downstairs storage cupboard

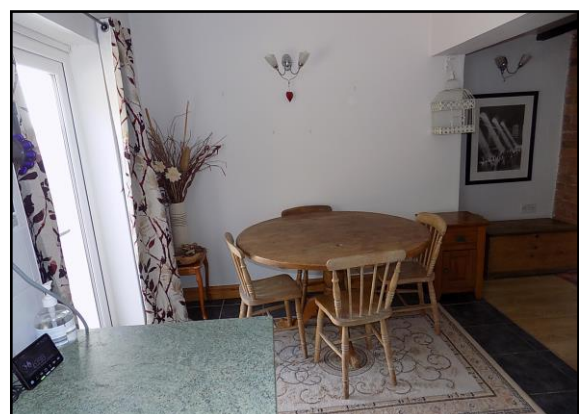
Sitting Room 3.66m x 3.5m (12' x 11'9") with heavily beamed ceiling, curved UPVC sealed unit double glazed small paned window to the front, double panel central heating radiator and three wall light points. Recessed fireplace with tiled surround, stone hearth, flanking timber top brick-built shelving with TV plinth. Original stripped pine, small pane glazed door.

Breakfast Kitchen 6.64m x 1.96m (21'9" x 6'5") this room extends across the whole of the rear width of the property. There are double opening UPVC sealed unit double-glazed French doors leading to the rear patio and garden, whilst the Kitchen area is fitted with a comprehensive range of fitted units providing base cupboards and wall cupboards with matching drawer bank, ample round edge worksurfaces with ceramic tile splashback, inset 1.5 bowl single drainer sink unit, with mixer tap, appliance space with plumbing for automatic washing machine and dishwasher, UPVC sealed unit double-glazed window overlooking the rear garden. Electric cooker point.

Rear Porch accessed from the Kitchen, the Rear Porch measures 2.28m x 1.26m (7'6" x 4'1") with ceramic tiled floor to match the Kitchen. UPVC sealed unit double-glazed window and anodised aluminium framed double-glazed door to the exterior side.

Staircase to first floor landing

Bedroom One (front double) 3.72m x 3.54m (12'2" x 11'7") with canopy, UPVC sealed unit double-glazed window, single panel central heating radiator, a useful over stairs shelved storage recess with cupboard above. Two wall light points, large sealed unit double-glazed Velux roof light and a range of in-built furniture comprising: glazed double and single wardrobes with fitted shelves and hanging rails.



Bedroom Two 3.7m x 2.52m (12'1" x 8'3") with small paned UPVC sealed unit double-glazed window to the front, single panel central heating radiator. Over stairs storage cupboard with folding louvred door and fitted hanging rail, wash-hand basin set into vanity unit with cupboard beneath, tiled splashback and wall light over. Fitted dressing table, matching with vanity unit. A particular feature of this room is the sleeping platform, accessed by a fixed sturdy ladder, the sleeping platform measures approximately 2.5m x 2.1m (8'2" x 6'10") and has a sealed unit double-glazed Velux roof light. There is a heavy ceiling beam.

Bathroom of spacious proportions and features a three-piece suite in white, comprising panelled bath with over bath electric shower and ceramic tile surround, pedestal wash-hand basin with ceramic tiled splashback and low flush wc. Single panel central heating radiator and UPVC sealed unit double-glazed window. Inbuilt boiler cupboard housing the gas fired boiler for domestic hot water and central heating, together with the insulated copper hot water cylinder. Extensive fitted slatted shelving.

OUTSIDE

There is a shallow forecourt in front of the property with wide flanking Tarmacadam driveway providing ample car standing space and leading to the detached sectional concrete garage, with up and over door.

Between the house and the driveway, a wrought iron pedestrian gate leads to a long side pathway through a rustic timber gate, to the rear of the property there is a delightful courtyard area with block paved slated patio, from which steps lead up to the surprisingly spacious and somewhat secret terraced rear garden. This features a further slated area with flanking, very well stocked, shrub, flower and evergreen terraced bed and borders, through which further steps lead to the extensive lawned top level, from which there are views across the roof tops of the village and towards Ashbourne Golf Course.

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 E

VIEWING

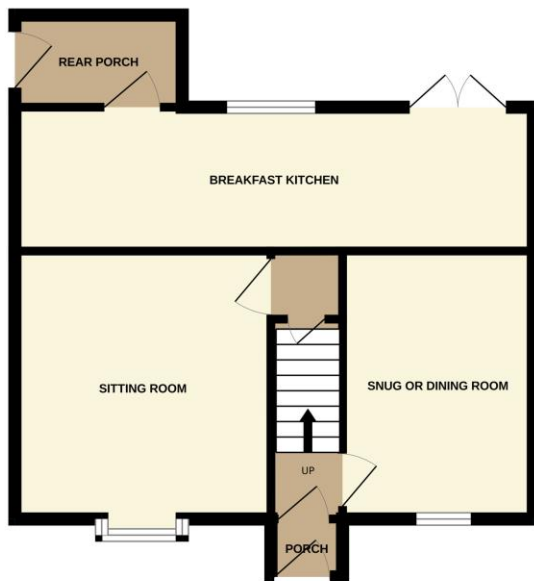
Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

WHAT3WORDS jaunts.woof.unheated

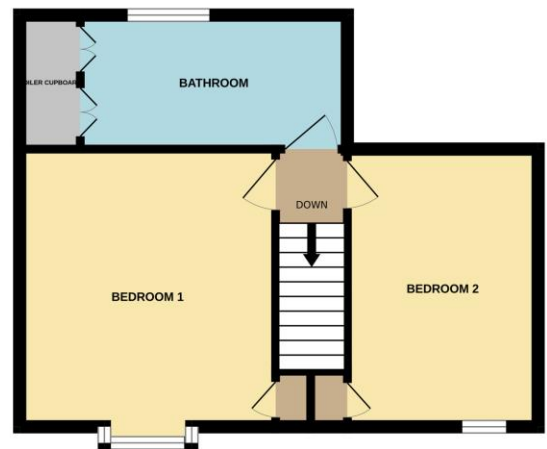
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GROUND FLOOR
471 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.0 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.