



FAIRWAYS, 6 WEAVER CLOSE, ASHBOURNE, DE6 1BS

PRICE: O/A £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



DESCRIPTION

A most pleasantly located two/three bedroom dormer style property offering spacious gas centrally heated and double glazed accommodation in a popular and convenient location.

Enjoying delightful views over the local play park from the upper floor bedroom windows the property is ideally suited to the professional couple, young family or those looking towards retirement as the flexible accommodation briefly comprises spacious reception hall, sitting room, good sized fitted dining kitchen, ground floor bedroom and bathroom. At first floor level there are two double bedrooms, one with en suite vanity room having wc and wash hand basin. Outside there are gardens to both front and rear, driveway car standing and a useful detached garage.

Early viewing is highly recommended.

ACCOMMODATION

A upvc sealed unit leaded double glazed and panelled door with matching side screen leads to

Reception Hall 3.9m x 1.68m (12'10" x 5'6") with corniced ceiling, double panel central heating radiator and staircase off to first floor level. Useful understairs storage cupboard with fitted shelves.

Front Sitting Room 3.9m x 3.78m (12'10" x 12'5") with upvc sealed unit double glazed window overlooking the garden, double panel central heating radiator and corniced ceiling. Feature fireplace with stone flag hearth, mahogany surround and fitted decorative fuel effect electric fire. Two wall light points. Sliding glazed doors to

Dining Kitchen providing **Dining Area** 2.72m x 2.75m (8'11" x 9') and **Kitchen Area** 3.7m x 2.75m (12'2" x 9'). The dining area has corniced ceiling and central heating radiator. It shares a upvc sealed unit double glazed window looking towards Weaver Close with the kitchen area, which has single panel central heating radiator and a comprehensive range of fitted units providing base cupboards and wall cupboards with single drainer stainless steel sink unit, work surfaces with appliance space and plumbing for dishwasher. Gas and electric cooker points. Corniced ceiling. Ceramic tiled splashbacks. Door to

In Built Pantry Cupboard with fitted shelves and sealed unit double glazed window.

From the kitchen a upvc sealed unit double glazed door leads to

Conservatory 3.3m x 1.97m (10'10" x 6'9") maximum. Being of upvc sealed unit double glazed construction over a masonry base and door to the exterior. The door from the conservatory leads to

Utility/Boiler Room housing the wall mounted gas fired boiler for domestic hot water and central heating. Plumbing for washing machine, electricity meter. Fitted shelves.

Ground Floor Bedroom or Study 2.82m x 2.32m (9'3" x 7'7") with upvc sealed unit double glazed window, corniced ceiling.

Ground Floor Bathroom being of spacious proportions with four piece suite in white comprising panelled spa bath with overbath Triton T80 electric shower, pedestal wash hand basin, low flush wc and bidet. Part fully tiled walls, upvc sealed unit double glazed window and electric night storage heater.



Staircase to First Floor Landing having access to spacious eaves storage cupboard.

Bedroom One 3.89m x 3.96m (12'9" x 13') maximum overall measurements to include vanity room. The bedroom has a upvc sealed unit double glazed window with most pleasant aspect over the Brickyard playing fields. Single panel central heating radiator. Door off to

Vanity Room with low flush wc, corner wash hand basin and upvc sealed unit double glazed window.

Bedroom Two 3.88m x 3.79m (12'9" x 12'5") maximum overall measurements again having upvc sealed unit double glazed window with open aspect to the playing fields, single panel central heating radiator and a range of in built wardrobe cupboards.

OUTSIDE

From Weaver Close the property is approached by a wide driveway with flanking planted beds and this in turn leads to an area of easily managed garden with paved and gravelled areas. Adjacent to the driveway is a useful detached brick built **Garage** 5.36m x 2.57m (17'7" x 8'5") with automatic up and over door and electric light and power supply connected. Pedestrian access door to the rear.

There is a pedestrian side access to each side of the property with one side having a most useful timber garden or storage shed and the other side featuring an aluminium framed greenhouse. These in turn lead to a further area of very pleasant private enclosed garden. To the other side of the house there is a lawn, paved patio terrace, raised beds etc. From this garden there is a gated access to a pedestrian walkway.

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

The property is understood to be held freehold but interested parties should note that this information has not been checked and they should seek verification from their legal advisor.

COUNCIL TAX

For Council Tax purposes the property is in band D

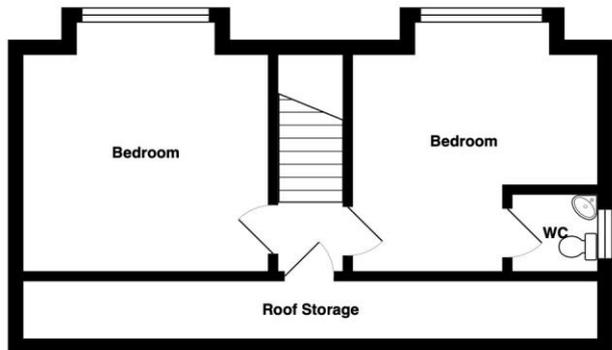
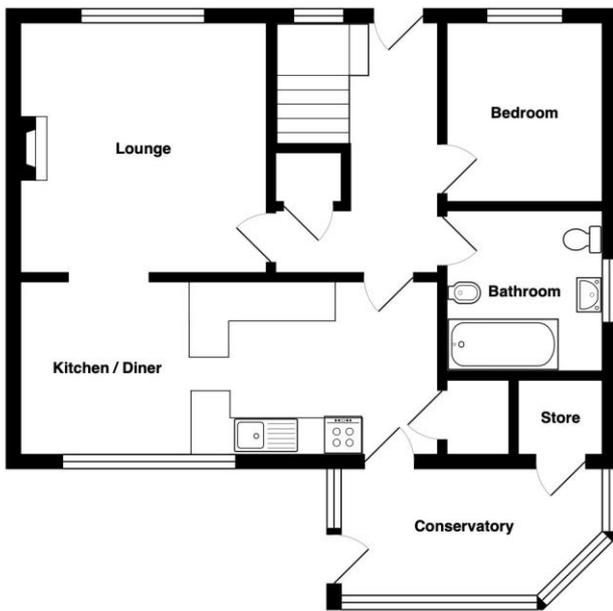
EPC RATING D

VIEWING

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



6, Weaver Close, Ashbourne, DE6 1BS



Total Area: 111.0 m² ... 1195 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.