

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 9 Springfield Avenue Ashbourne, Derbyshire DE6 1BJ



**Tastefully presented and extended two bedroomed traditional semi-detached residence occupying sought after location in the highly desirable market town of Ashbourne**

- **NO UPWARD CHAIN** • Double glazed • Gas central heating
- Entrance hall with fitted guest cloakroom • Lounge to front with feature fireplace
- Dining room opens onto large kitchen • Bedroom one with en-suite WC • Bedroom two • Bathroom
- Extensive driveway to front • Garage and outbuildings •

**Price £229,950**



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## GENERAL INFORMATION

An excellent opportunity to acquire a well presented extended two bedroomed traditional semi-detached residence in Ashbourne. The property is set behind a good sized driveway leading to a single garage, two brick built outbuildings and a mature private rear garden.

Internally the property is double glazed and gas centrally heated with hall, fitted guests cloakroom, lounge with feature fireplace, dining room and a large kitchen. A first floor landing leads to master bedroom with en-suite WC, second bedroom and a well appointed bathroom with four piece suite in white.

## LOCATION

Ashbourne is known as the Gateway to the famous Peak District National Park and is a very pretty town with some fine period architecture with an excellent range of amenities within the town centre itself. There are a number of primary schools and Queen Elizabeth's Grammar School together with a small retail park and leisure centre. There are an excellent range of restaurants and pubs. There are impressive walks in the surrounding open countryside.

## ACCOMMODATION

Upvc double glazed entrance door provides access to:

### **HALLWAY**

With central heating radiator. Under stairs storage cupboard. Telephone jack point. Double glazed window to side. Multi paned door providing access to staircase leading to first floor. Sliding door to:

### **FITTED GUEST CLOAKROOM**

With a white suite comprising low flush WC and pedestal wash hand basin. Chromium towel radiator. Wall mounted Worcester gas fired boiler. Double glazed window to rear.

### **LIVING ROOM 4.45m x 3.83m (14'7" x 12'7")**

With feature marble fireplace and recently installed living flame gas fire. Central heating radiator. Decorative coving. Double glazed bow bay window to front.

### **DINING ROOM 2.7m x 2.43m (8'10" x 8'0")**

With central heating radiator. Original built-in fitted cupboard. Decorative coving. Open access to:

### **SPACIOUS KITCHEN 3.72m x 3.06m (12'2" x 10'0")**

With granite effect preparation surfaces, tiled surrounds, inset stainless steel sink unit with mixer tap, fitted base cupboards and drawers with complementary wall mounted cupboards including leaded china display cabinet. Appliance spaces suitable for fridge, freezer, electric cooker and washing machine. Integrated dishwasher. Double glazed window to side and rear. Panelled and double glazed stable door to rear garden.



## FIRST FLOOR

### LANDING

With access to loft space. Door to:

### BEDROOM ONE 4.45m x 3.13m max (14'7" x 10'3" max)

With central heating radiator. Picture rail. Double glazed window to front. Panelled door to:

### FITTED CLOAKROOM

With low flush WC, wash hand basin. Central heating radiator. Double glazed window to side.

### BEDROOM TWO 2.69m x 2.4m (8'10" x 7'10")

With central heating radiator. Original fitted cupboard. Double glazed window to rear.

### BATHROOM 3.09m x 2.26m (10'2" x 7'5")

With a white suite comprising low flush WC, vanity unit with wash hand basin and cupboards beneath. Separate shower cubicle with electric shower. Central heating radiator. Double glazed window to front and rear.

## OUTSIDE

The property occupies a well established plot set behind a good sized driveway providing ample off road parking and access to a detached single garage. Immediately to the rear of the property is a low maintenance patio area with two useful brick built outbuildings, this gives way to a mature lawn, with

well stocked borders containing plants and shrubs. The garden is surrounded by a combination of hedging and timber fencing.

## COUNCIL TAX BAND

Derbyshire Dales District Council - Tax Band C

## DIRECTIONAL NOTE

The approach from Ashbourne Town Centre is to proceed up Derby Road, as the hill flattens out turn right into Springfield Avenue and the property can be located on the left hand side as denoted by our "For Sale" board.

## VIEWING

Strictly by appointment through Scargill Mann & Co - Ashbourne Office 01335 345460 (BA/JO)



#### CONDITIONS OF SALE

*These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.*

**ASHBOURNE**  
**BURTON UPON TRENT**  
**DERBY**  
**MATLOCK**  
**LETTINGS**

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