

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 13 Ashton Close Ashbourne, Derbyshire DE6 1TL



**Excellent opportunity to acquire this particularly well positioned and presented three bedroomed detached property with landscaped garden and large driveway**

- NHBC Guarantee • Cul-de-sac location • Gas fired central heating • Sealed unit upvc double glazing
- Reception hallway • Guest cloakroom • Well proportioned dining kitchen • Sitting room
- Bedroom one with en-suite • Two further bedrooms • Well presented family bathroom
- Driveway providing ample off street parking for four cars
- Attractive recently landscaped garden with patio areas •

**Offers over £280,000**



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### **GENERAL INFORMATION**

This sale offers an excellent opportunity for the discerning purchaser to acquire this well proportioned detached three bedroomed property, on a particularly desirable plot located within a cul-de-sac location. The property enjoys a large driveway for four vehicles and a recently landscaped garden with patio areas.

The property is sold with the benefit of gas fired central heating, sealed unit upvc double glazing and NHBC guarantee. Internally briefly comprises of a reception hallway, guest cloakroom, well proportioned fitted dining kitchen and sitting room. To the first floor is a bedroom one with en-suite, two further bedrooms and a well presented family bathroom.

### **LOCATION**

The market town of Ashbourne known as the Gateway to the famous Peak District National Park provides an excellent and varied range of amenities including shops, schools, transport and recreational facilities and is situated only 13 miles west of Derby city centre. The A50 dual carriageway is located 8 miles south of the town and provides convenient onward travel to the M6 and Stoke on Trent to the west and other East Midlands centres to the east.

### **ACCOMMODATION**

Panelled entrance door with storm canopy and sealed unit double glazed fan light over provides access to:

#### **SPACIOUS RECEPTION HALLWAY**

Having staircase off to first floor with galleried landing incorporating oak handrail and painted balusters. Central heating radiator. Ceramic tiled floor covering. Ceramic tiled floor covering. Four panelled doors provide access to a most useful under stairs storage cupboard, guest cloakroom, fitted dining kitchen and sitting room respectively.

#### **UNDER STAIRS STORAGE CUPBOARD**

Having power and offering the option for an appliance space if required. Electricity consumer unit.

#### **GUEST CLOAKROOM 1.42m x 1.08m (4'8" x 3'7")**

Having a white suite comprising pedestal wash hand basin with chromed mixer tap and tiled splashback. Low level WC. Central heating radiator. Continuation of the ceramic tiled floor covering. Electric extractor fan. Recessed LED spot lights.

#### **SPACIOUS DINING KITCHEN 5.32m x 3.29m extending to 3.98m (17'5" x 10'10" extending to 13'1")**

Having an extensive range of quartz preparation surfaces incorporating an inset stainless steel sink unit with swan necked chrome mixer tap over and matching quartz splashback upstands. Light grey contemporary styled gloss base drawers and cupboards beneath relieved by chromed handles and soft closing fittings. Complementary wall mounted cupboards over with under lighting. Four ring stainless steel gas hob with quartz and tiled splashback having stainless steel extractor canopy over. Wall mounted electric fan assisted oven / grill. A range of integrated appliances comprising of a fridge / freezer, dishwasher and washer/dryer. Two central heating radiators. Ceramic tiled floor covering. Recessed LED spot lights. Sealed unit double glazed window in upvc frame overlooking the foregarden. Sealed unit double glazed French doors in upvc frames overlook and provide access to the landscaped garden. A panelled door provides a second access to the sitting room if required.

#### **SITTING ROOM 5.72m x 2.99m (18'9" x 9'10")**

Having central heating radiator. Wall mounted TV aerial and power points with integrated connection for DVD / Satellite. As previously mentioned there is a panelled door which provides access through to the kitchen. Sealed unit double glazed window to front. Sealed unit double glazed French doors in upvc frames to rear overlook and provide access to the landscaped garden.



## FIRST FLOOR

### LARGE SEMI-GALLERIED LANDING

As described having handrail and balusters creating an ideal study area. Central heating radiator. Two sealed unit double glazed windows in upvc frames. Trap door access to roof space with drop down aluminium ladder which provides access to a fully boarded loft storage area which is approximately 14sq meters with light. Panelled door which provides access to a most useful built-in linen cupboard having slatted shelving and power providing an ideal appliance space if required.

### BEDROOM ONE 3.05m x 3.94m (10'0" x 12'11")

Note the latter measurement being a maximum measurement taken into the recess housing the wardrobes, which are included in the sale. Central heating radiator. TV aerial connection. Sealed unit double glazed window in upvc frame to side. Panelled door provides access to:

### WELL APPOINTED EN-SUITE 1.64m x 2.15m (5'5" x 7'1")

Being part tiled and having a white suite comprising pedestal wash hand basin with chromed mixer tap, low level WC and large tiled shower cubicle with chromed shower over. Ladder style heated towel rail. Electric shaver point. Electric extractor fan. Sealed unit double glazed window in upvc frame to side.

### BEDROOM TWO 2.84m x 2.15m (9'4" x 7'1")

Having central heating radiator. Sealed unit double glazed window in upvc frame to rear.

### BEDROOM THREE 3.53m x 2.10m (11'7" x 6'11")

Having fitted wardrobe. Central heating radiator. Sealed unit double glazed window in upvc frame to front.

### BATHROOM 1.71m x 1.64m extending to 2.59m (5'7" x 5'5" extending to 8'6")

Being part tiled and having a white suite comprising pedestal wash hand basin with chromed mixer tap, low level WC and bath with glass shower screen, chromed mixer tap and chromed shower over. Ladder style heated towel rail. Electric

extractor fan. Sealed unit double glazed window in upvc frame.

## OUTSIDE

Immediately to the rear of the property is a well landscaped garden which incorporates a patio area leading to a second circular patio area and a lawned garden, which incorporates flowering and herbaceous borders. Furthermore within the garden is a timber garden shed, outside power supply, outside lighting and cold water tap. The garden is enclosed by a range of close lapped timber fencing.

Immediately to the front of the property is a large tarmac driveway which provides ample off street parking for four vehicles and in turn benefits from an adjacent lawned foregarden with flowering and herbaceous borders, having path providing access to the entrance door.

## COUNCIL TAX BAND

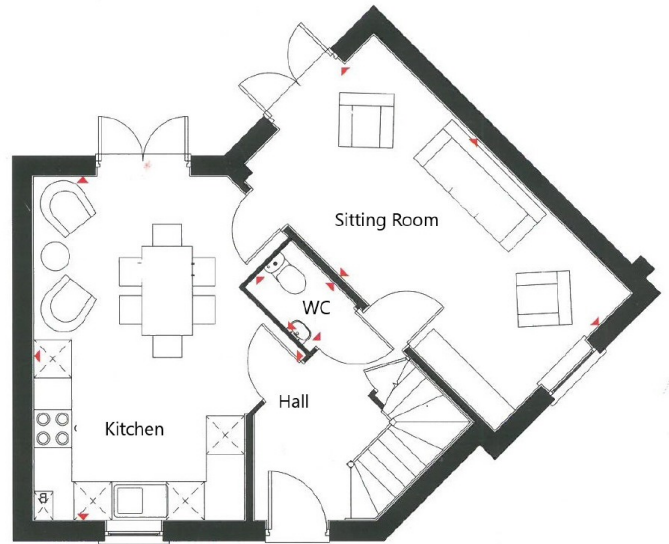
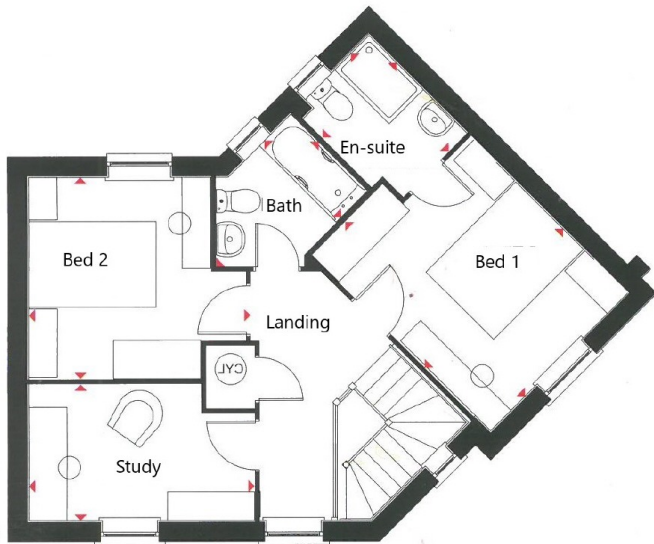
Derbyshire Dales District Council - Tax Band C

## DIRECTIONAL NOTE

From our Ashbourne office is to proceed down Buxton Road bearing left into St Johns Street. Upon reaching the T Junction bear right onto Park Road (A515) and upon reaching the traffic lights turn right into Sturston Road (A515) until the second set of traffic lights which bear left into Derby Road. Continue to climb the hill and proceed along Derby Road and eventually passing Preston's Garage turn right into Old Derby Road. Proceed along this road bearing to the right thereafter taking the first turning on the left into Ashton Close, follow Ashton Close to the left where eventually number 13 is located at the head of the cul-de-sac clearly denoted by our "for sale" board.

## VIEWING

Strictly by appointment through Scargill Mann & Co - Ashbourne Office 01335 345460 (AT/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  
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