SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

1 Hermitage Close

Ashbourne, Derbyshire DE6 1TG

Modern stylish four bedroomed detached residence enjoying enviable location on the edge of Ashbourne Town Centre
An ideal family home

- Offering easy to manage and economical accommodation
- Gas central heating and sealed unit double glazing
- Entrance hall • Cloakroom • Snug / dining room • Rear living room • Living dining kitchen
- Principal bedroom with en-suite shower room • Three additional bedrooms • Family bathroom
- Delightfully landscaped garden • Single garage
- Viewing essential •

Offers over £365,000

RICS

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GENERAL INFORMATION

A modern stylish comfortable four bedroomed detached family home being offered for sale with the benefit of gas central heating and double glazing. Enjoying a popular new residential development on the fringe of Ashbourne Town Centre.

The property is constructed to the modern designs of brick and tile extending to entrance hall with ground floor cloakroom, front dining room or snug, rear living room with French doors providing access to a delightful terraced landscaped garden. There is a superb living kitchen with fully equipped fitted kitchen with appliances included, dining area and living area. To the first floor off a good sized landing access is gained to the principal bedroom which enjoys an en-suite shower room, three additional double bedrooms and a family bathroom.

Outside is a well maintained and recently landscaped terraced garden enjoying the benefits of good sized patio, ideal for alfresco dining, raised lawned with sleeper boarders and garage with power and lighting plus driveway with ample car standing space to the front.

The sale provides a good opportunity to acquire a stylish four bedroomed detached modern home - viewing recommended.

LOCATION

The market town of Ashbourne known as the Gateway to the famous Peak District National Park provides an excellent and varied range of enviable local facilities including fashionable shops, cafes and bars. There is a full range of schools, doctors surgery's and swift access to delightful open countryside. Ashbourne is situated only 13 miles west of Derby city centre. The A50 dual carriageway is located miles 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

ENTRANCE HALL
With stairs to the first floor off and useful under stairs storage cupboards.

CLOAKROOM
With low level WC, pedestal wash hand basin and central heating radiator.

LOUNGE 4.24m x 4.18m (13'11" x 13'9")
With central heating radiator. French doors having glazed side screens providing access to a delightful rear garden.

DINING ROOM / SNUG 3.07m x 3.00,m (10'1" x 9'10")
With central heating radiator.

GOOD SIZED LIVING FAMILY KITCHEN 7.34m x 3.19m (24'1" x 10'6")
Offering a comprehensively equipped and fitted kitchen with a delightful high gloss range of fitted units offering one and a half bowl inset sink units with mixer taps over, base cupboards beneath with leather effect

work surfaces over with upstand. inset gas hob with extractor hood above plus built-in oven and grill in matching housing unit. Integrated washing machine, integrated dishwasher, tall fridge freezer plus all broom cupboard / food cupboard. Range of wall mounted cupboards. Central heating radiator. Adjacent dining area with central heating radiator and further living area with central heating radiator, double doors providing access to the lounge plus French doors with glazed side screens providing access to the delightful patio and garden area.

FIRST FLOOR

LANDING
With built-in storage cupboards.

BEDROOM ONE 3.8m x 3.11m (12'6" x 10'2")
With built-in wardrobes. Central heating radiator.

EN-SUITE SHOWER ROOM
With low level WC, pedestal wash hand basin and walk-in double shower having tiled surrounds and glazed doors to front. Tiled floor. Half tiling to main walls. Heated chrome towel rail.

BEDROOM TWO 3.4m x 2.89m (11'2" x 9'6")
With central heating radiator.

BEDROOM THREE 3.18m x 3.07m (10'5" x 10'1")
With central heating radiator.

BEDROOM FOUR 2.62m x 2.9m (8'7" x 9'6")
With central heating radiator.

FAMILY BATHROOM
With low level WC, pedestal wash hand basin, panelled bath with glazed side screen and shower over. Tiled surrounds. Half tiling to main walls. Decorative spot lighting. Extractor fan. Heated chrome towel rail.

OUTSIDE & GARDENS

There is a delightful garden with good sized flagstone patio, stepped lawns with sleeper boarders, additional seating area.

To the front is an additional lawned area, ample car standing space leading to the detached garage.

DETACHED GARAGE 2.5m x 5.00m (8'2" x 16'5")
With power and lighting, up and over door.

COUNCIL TAX BAND

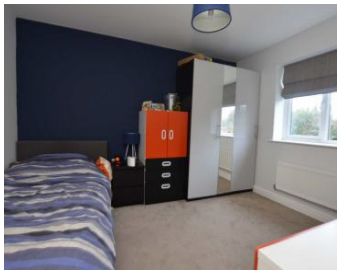
Derbyshire Dales - Tax Band E

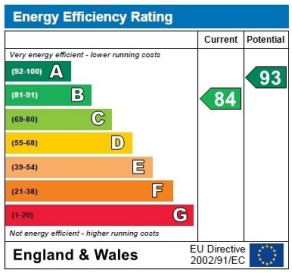
DIRECTIONAL NOTE

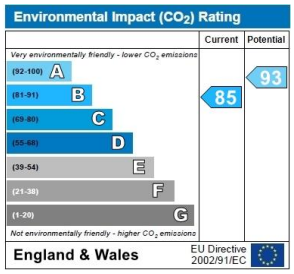
From the offices of Scargill Mann & Co proceed out of Ashbourne along the Derby Road taking the turning right into Springfield Avenue. At the T-junction turn right into The Old Derby Road, travelling to the new traffic island then take the second left into Lower Pinge Road. Take the first right into Hermitage Close and the property is situated immediately on the left hand side as denoted by our "for sale" board.

VIEWING

Strictly by appointment through Scargill Mann & Co - Ashbourne Office (DM/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 particular 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.

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