



25 Manor Road
Ashbourne



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Ashbourne
Derbyshire
DE6 1EH



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TBC

An extended four bedroom detached property situated on a popular residential estate on the edge of the historical market town of Ashbourne.

The main reception rooms have been recarpeted and redecorated throughout.

Occupying an elevated location the property enjoys views across the town over surrounding countryside.

Guide Price:

£425,000



Ashbourne Office - 01335 342201



ashbourne@bagshaws.com



Ground Floor

Upon entry, you are welcomed by the entrance porch completed with tiled flooring and a convenient storage shelf. The porch leads into the spacious **Entrance Hall** where there are internal doors leading to the Lounge, Breakfast Kitchen and cloakroom followed by stairs leading to the first floor landing. Additional storage is provided by a useful understairs cupboard.

The **Cloakroom** contains a low flush WC , pedestal wash hand basin with tiled splashback and mirror. There is continuation of the entrance halls tiled floor and a obscure double glazed window to the front.

The **Lounge** (5.04m x 3.29m maximum) is fully carpeted and is flooded with light having a large double glazed bay window to the front and is open plan to the **Dining Room** (2.97m x 2.34m) providing a formal dining area and access though to the **Family Room** (5.23m x 3.18m) positioned to the rear of the house. There are double glazed double doors leading out to the rear garden with views enjoyed beyond neighbouring gardens to the countryside.

The spacious **Breakfast Kitchen** (5.54m x 2.96m) has a fitted Kitchen which has an extensive range of soft close wall cupboards and base units with granite work surface over and tiled splashback, electric 'Rangemaster' cooker with five ring induction hob, Belfast sink and corner carousel cupboard . There is a stable door leading to rear, light blocks leading to family room and door leading into the **Utility room** which provides plumbing for a washing machine , wall-mounted central heating boiler, further base units and rolled edge work surface over.

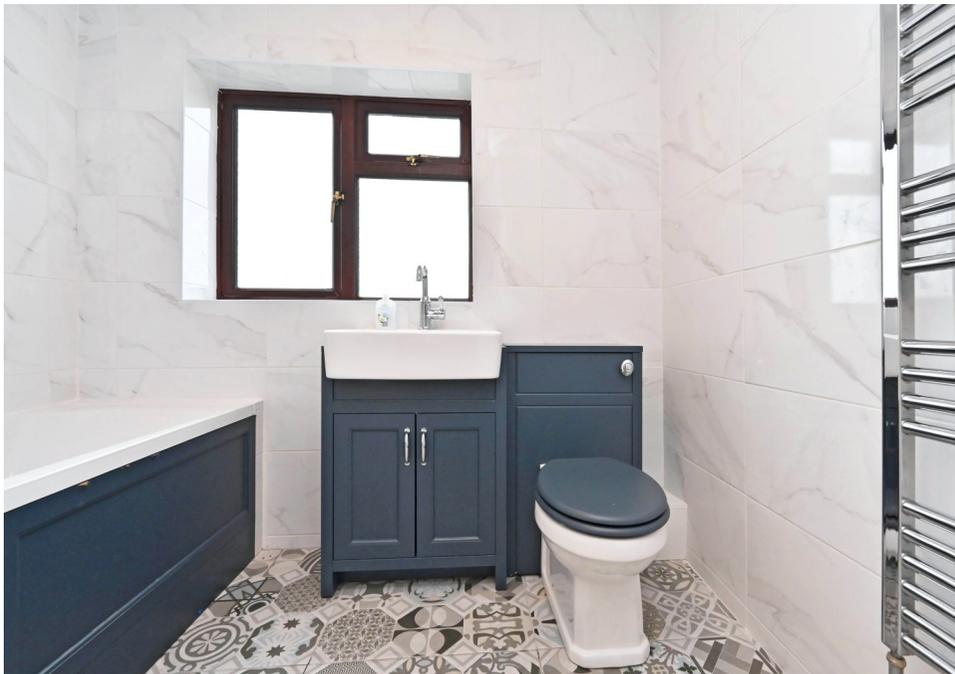


First Floor

On the First Floor is a **Landing** providing access to all bedrooms and the bathroom.

The **Master Bedroom suite** has double glazed windows to the front in the sleeping area (2.43m x 3.02m) and to the rear in the dressing area (2.98m x 2.41m) which provides views to Ashbourne over neighbouring rooftops . Between the two areas there is a en-suite with vanity wash hand basin providing cabinet storage beneath with splashback tiles above. A corner tiled shower cubicle and low level WC. **Bedroom Two** (2.89m x 2.76m) is another double bedroom situated at the rear of the property with beyond garden views across Ashbourne. **Bedroom Three** (3.67m x 2.89m) situated at the front of the property is a double bedroom with double glazed windows to the front. There is a built in floor to ceiling wardrobe containing two double wardrobes and one single which provides shelf storage. **Bedroom Four** (2.32m x 2.69m) contains a childs cabin bed and a double glazed window to the front.

The **Bathroom** positioned at the rear of the property comprises panel bath with electric shower over and a concertina shower screen, back to wall WC, vanity wash hand basin with cabinet storage beneath, heated towel rail and double glazed window.



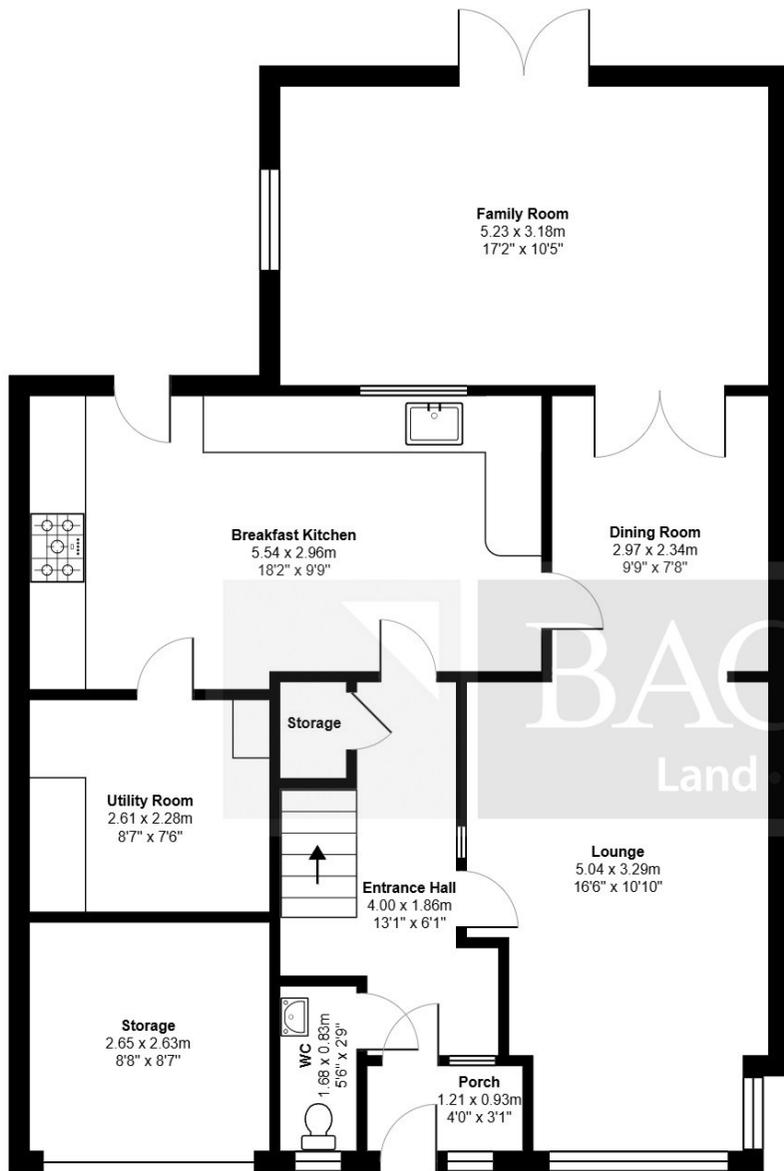
Externally

To the Front there is a double driveway with shrub borders and pedestrian gates on both sides providing access to the rear garden.

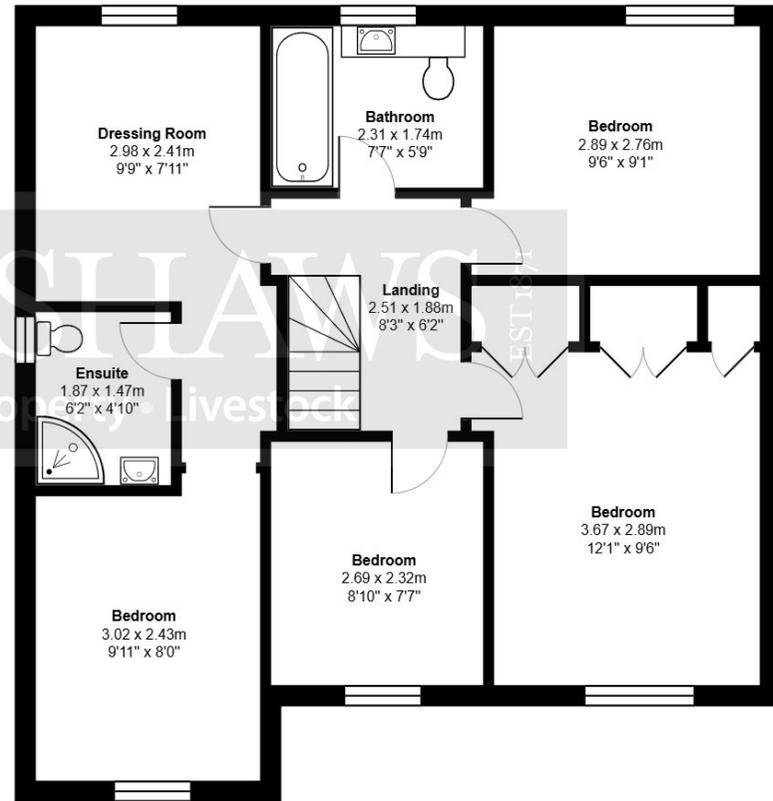
To the Rear there is a higher level patio seating area outside the kitchen stable door. Steps leading down to a further patio seating area with surrounding sleepers providing raised borders.

There is then additional steps to the middle landscaped patio area enclosed by picket fencing with a gate providing access to the lower level garden where there is artificial grass and a built-in child's slide area. The Garden fully enclosed by fencing.





Ground Floor



First Floor

All measurements are approximate and for display purposes only

General Information

Services:

Main Water and Electricity. Private Drainage. Oil fired central heating, Under floor heating to the ground floor. No services are connected to the Land and Stables.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Sporting, Timber and Mineral Rights:

It is understood that these are included in the sale as far as they exist.

Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars. We understand there is a vehicular right of way granted along the track to access the field.

Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Local Planning Authority: South Derbyshire District Council. Tel: 01246 231111

Directions:

From Uttoxeter ,Proceed towards Derby on the A50 when you see the sign for Foston take the left hand fork/slip road onto Uttoxeter Road. The property will be found on the left hand side clearly identified by the Bagshaws 'For Sale' board.

Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: ashbourne@bagshaws.com.

Council Tax Band – F

EPC – E

Method of Sale: The property is for sale by private treaty.

Solicitors—Nigel Davis Solicitors, 3 - 4 Spire House, Ashbourne, Derbyshire, DE6 1DG

Tel: 01335 346772

Contact: Vito Berzanskis

Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

Parking:

Parking is currently on the Driveway.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



Vine House, Ashbourne, Derbyshire, DE6 1AE
T: 01335 342201
E: ashbourne@bagshaws.com
www.bagshaws.com
In partnership with Bury and Hilton

Offices in:

| | |
|-----------|--------------|
| Ashbourne | 01335 342201 |
| Bakewell | 01629 812777 |
| Buxton | 01298 27524 |
| Leek | 01538 383344 |
| Uttoxeter | 01889 562811 |

