



Ashbourne Road
Cowlers Lane

**94 Ashbourne Road
Cowlers Lane
Belper
Derbyshire
DE56 2LF**



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A well presented two double bedroom detached bungalow occupying a generous plot backing onto open fields to the rear with a driveway and garage to the front

Situated in the semi rural location Cowlers Lane conveniently located just 4 miles from the town of Belper and 9 miles from the historic market town of Ashbourne both with a comprehensive range of amenities

No upward chain

Asking Price:

£350,000



Ashbourne Office - 01335 342201



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Accommodation

The main double glazed access door to the front leads into the **Entrance Porch** with ceramic tiled flooring and part glazed doors leading through to the central **Entrance Hall** which has internal access doors to access, the Sitting Room, Kitchen, Bathroom and both Bedrooms. Loft hatch providing access to the attic space.

The **Sitting Room** (6.17m x 4.16m maximum) is flooded with light having a large double glazed window to the side and front. A further feature within this spacious reception room is the log effect living flame fire with marble fireplace with raised marble hearth and fire back.

The **Dining Kitchen** (4.20m x 3.37m) is situated to the rear of the property and enjoys views over the garden from the window. It is fitted with a range of oak, wall, drawer and base units with work surface over and tiled splash back, stainless steel one and a half bowl sink and drainer with mixer tap inset to the roll edge work surface. Integrated four ring gas hob and eye level electric double oven and fridge space. Internal access door leading to the Rear Hall.

The **Rear Hall** has an external access door to the rear garden and integral door to access the Cloakroom, Utility Room and **Internal Garage**.

The **Cloakroom** contains a low flush WC, wash hand basin with tiled splashback and there is continuation of the quarry tiled floor.

The **Utility Room** has plumbing for a washing machine, single sink and drainer, base level cupboard storage units and the gas fired central heating boiler.



Bedroom One (4.17m x 4.16) is a double room that has double glazed windows to the rear garden overlooking the garden, double fitted wardrobe containing hanging rail and shelving.

Bedroom Two (3.37m x 3.66m) is another double bedroom, it has double glazed windows to the front and double fitted wardrobe containing hanging rail and shelving.

The **Family Bathroom** positioned at the rear of the property comprises panel bath with electric shower over and a constantia 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 of the property is a drive and forecourt providing hard standing for a number of vehicles and lawned garden with low level border wall.

Integral Garage with up and over door, double glazed window to the side, lighting power and light.

To the rear is a low level patio area with step leading up to the higher level garden which is mainly laid to lawn enjoying views over open farmland to the rear with hedge border.



General Information

Services:

The property benefits from mains electricity, water and drainage. Gas central heating.

Tenure and Possession:

The property is sold Freehold with vacant possession.

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.

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 Authority and Council Tax Band :

Amber Valley Borough Council - Council Tax Band D

Directions:

What3words://blessing.intervene.amount

Viewings:

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

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.



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.



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