



2 | Central Heating |

Key Properties are pleased to offer for sale this very impressive four bedroom detached property situated in a popular residential location close to local amenities. The property is presented in a contemporary style throughout benefiting from PVCu double glazing and gas central heating.

The property comprises: Entrance Hall, Utility, Dining Kitchen, Separate Dining Room, Cloakroom WC, TV Room and Lounge. Upstairs there are four bedrooms with the master benefitting from having an en suite and a Family Bathroom

Front Entrance door to:

Front Entrance hall having Ceramic tiled flooring, under stairs storing cupboard, coving to ceiling, down lighters and telephone point.

Utility Room Space and plumbing for washing machine, ceramic tiling to floor, extractor fan, single central heating radiator and down lighters.

Lounge 4.44m x 3.54m (14'7" x 11'7")

Contemporary electric fire, double central heating radiator, TV point, staircase to the first floor landing, coving to the ceiling, down lighters and PVCu double glazed windows to the front and side elevations of the property.

Dining Room 4.37m x 2.57m (14'4" x 8'5")

Coving to ceiling, down lighters, single central heating radiator, TV and telephone points. PVCu window to the front elevation of the property.

Dining Kitchen 4.41m (max) x 3.23 (max)(14'6"(max) x 10'7"(max))

Matching wall and base units comprising: one and a half bowl sink drainer unit with mixer tap, roll edge work surfaces, stainless steel inset gas hob, stainless steel gas oven and matching integrated microwave. Integrated fridge and freezer, ceramic tiling to walls and floor, coving to ceiling, down lighters and PVCu double glazed French doors to the rear elevation providing views into the garden.

Sitting Room 5.12m x 2.45m (16'10" x 8')

TV point, coving to ceiling, down lighters and built in storage cupboard, PVCU French doors to the rear elevation providing views to the rear garden.

First Floor landing Spindle balustrade, access to loft space, down lighters and coving to ceiling.

Master Bedroom 3.42m x 3.08m (11'3" x 10'1")

Down lighters, coving to ceiling, TV point, double central heating radiator and PVCu double glazed windows to the front and side elevations.

En suite shower room Stylish contemporary en suite with glazed double shower cubicle and shower unit, pedestal wash hand basin with mixer tap, ceramic tiling to walls and floor, down lighters, towel dryer / radiator and fitted clothes / storage cupboards.

Bedroom Two 3.25m x 2.64m (10'8" x 8'8")

Fitted wardrobes, down lighters, coving to ceiling, single radiator and PVCu double glazing to the rear elevation.

Bedroom Three 2.78m x 2.22m (9'1" x 7'3")

Coving to ceiling, down lighters, single central heating radiator and PVCu double glazed window to the rear elevation.

Bedroom Four 2.07m x 1.76m (extending) (6'9" x 5'9" (extending))

Coving to ceiling, window to front elevation, single central heating radiator.

Bathroom

Attractive bathroom appointed with a three piece suite comprising corner Jacuzzi style bath with glazed shower screen and shower unit, vanity wash hand basin with mixer tap, low flush WC, ceramic tiling to walls and floor, obscure PVCu double glazed window to the rear elevation of the property. Towel dryer/radiator and built in storage cupboards.

Outside

Front Garden To the front of the property the garden is mainly laid to lawn with a pebbled driveway providing off road parking.

Back Garden To the rear of the property the garden is mainly laid to lawn with flowers and shrubs, block paved patio area, shed and outside tap.

Price: £275,000

2 Ashbourne Road, Derby DE22 3AA

Derby: +44 (0)1332 898 111

Nottingham: +44 (0)1159 499 678