

# Ashfield, Colburn Village



Ashfield, Colburn Village, North Yorkshire.

Guide Price: £430,000

Located in this highly regarded Hamlet surrounded by open countryside and mature woodland, Ashfield is a detached property sitting on a generous plot and provides a versatile layout that will appeal to a range of buyers. To the ground floor there is a fantastic open plan kitchen/living area, a bathroom, a conservatory and three reception rooms that can be living spaces or bedrooms. The first floor features three bedrooms and a recently upgraded bathroom. Externally there is driveway parking for a number of cars, a double garage and generous mature gardens. Being offered to the market CHAIN FREE, an early inspection is strongly recommended.



### Entrance Hallway:

Accessed through a double glazed entrance door, the spacious hallway has a radiator, a utility cupboard with plumbing for a washing machine and a feature staircase to the first floor.

### Open Plan Living Area:

A fantastic triple aspect space which is flooded with light and is perfect for modern living.

The **Kitchen** is fitted with a range of quality wall and base units with soft close fittings and complimenting countertops. There is space for a range cooker, plumbing for a dishwasher and space for a large fridge freezer. The upvc double glazed window overlooks the rear garden and there is a large larder cupboard with shelving and countertops.

The **Living Area** provides ample space for family dining and for a relaxed seating area. There are upvc double glazed windows to the front and side of the property, two radiators, a TV point and a log burning stove set into the fireplace. A door gives access to the side of the property.



### Sitting Room:

Currently a sitting room, but also perfect as a double bedroom. There is a radiator, a modern electric fire and a upvc double glazed window to the front of the property.

### Snug/Garden Room:

Another room for relaxing and having a lovely aspect out to the garden. There is a radiator and a log burning stove. A set of sliding doors open out to the conservatory.

### Conservatory:

A great space for relaxing and enjoying the garden. A sliding door opens out the patio.

### Home Office/Playroom/Bedroom:

Currently used as a treatment room, but ideal as a bedroom or home office. There is a radiator and a upvc double glazed window to the front of the property.

### Bathroom:

Fitted with a corner jacuzzi bath, an electric shower, a WC and a wash hand basin. There is a radiator and a upvc double glazed window.

### First Floor Landing:

Accessed via the feature staircase, there is a upvc double glazed window overlooking the rear garden and loft access.

### Bedroom:

A double bedroom with a radiator, a TV point and a large upvc double glazed window with open countryside views.

### Bedroom:

A double bedroom with a built in wardrobe, an airing cupboard, a upvc double glazed window, a radiator, a TV point and large eaves storage.

### Bedroom:

With a built in wardrobe, a upvc double glazed window and eaves storage.

### Bathroom:

The recently upgraded bathroom is fitted with a white suite that comprises a bath with a Mira power shower, a WC and a wash hand basin set on a vanity with useful storage. There is a heated towel rail and a upvc double glazed window.

### External

Ashfield sits on a generous plot with driveway parking for a number of cars.

The front garden is well stocked with mature planting giving a good level of privacy.

The **Double Garage** (5.80m x 5.55m) has an up and over door, power and light. To the rear of the garage there is a useful space that could be utilised as a workshop.





The lovely rear garden is mainly lawned with mature planting and trees. There is a large, paved seating area, a greenhouse and a garden shed.

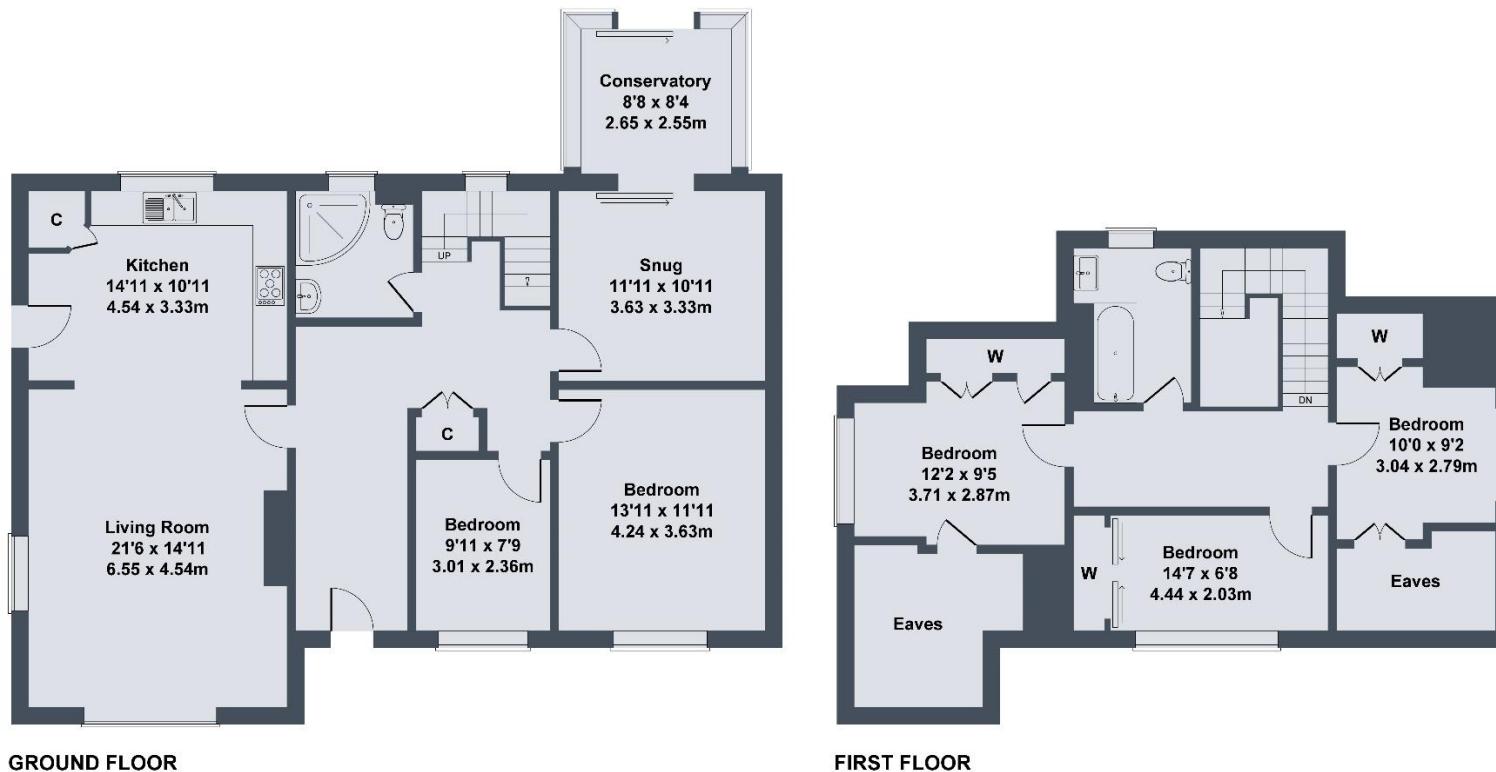
#### **Additional Information**

The postcode is DL9 4PD and the Council Tax Band is F.

The oil fired central heating boiler is located in the rear garden.



## Ashfield, Colburn Village, DL9 4PD



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