



**Sudbury Park, Sudbury, Ashbourne. DE6 5HU**

welcome to

## Sudbury Park, Sudbury, Ashbourne

Bagshaws Residential welcome to the market this WELL APPOINTED traditional three bedroom semi detached home having three reception rooms including good sized conservatory, kitchen, bathroom and separate wc. Having benefit of air pump heating and owned solar panels.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspectors. Powered by [www.focalagent.com](http://www.focalagent.com)

Access to the property is gained via:

**Entrance Door:**

Leading into:

**Entrance Hall:**

With storage cupboard; further understairs storage cupboard; stairs to the first floor accommodation; central heating radiator; doors off to:

**Lounge:**

13' 1" max x 10' 11" ( 3.99m max x 3.33m )  
Double doors lead into lounge having feature fireplace housing an electric fire; central heating radiator; double glazed window to the front elevation.

**Sitting Room / Dining Room:**

13' 8" x 11' 7" max ( 4.17m x 3.53m max )  
With feature brick effect fireplace housing living flame fire; central heating radiator; double glazed French doors leading into:

**Conservatory:**

16' 7" max x 10' 6" max ( 5.05m max x 3.20m max )  
Being of uPVC construction on a dwarf brick wall with French doors leading out to the garden; tiled flooring; central heating radiator; wall lights; door leading into:

**Kitchen:**

9' 5" x 7' 9" ( 2.87m x 2.36m )  
A fitted kitchen comprising one and a half bowl sink and drainer set in a base unit; further base, wall and drawer units; complementary work surfaces; double oven; electric hob with cooker hood over; plumbing for washing machine and dishwasher; window to the side elevation; central heating radiator; complementary wall and floor tiling; double glazed window to the side elevation; door leading into the entrance hall.

**Stairs From Entrance Hall:**

Leading to:

**First Floor Landing:**

With double glazed window to the side elevation; doors off to:

**Main Bedroom:**

12' 2" x 11' 7" max ( 3.71m x 3.53m max )  
Having double glazed window to the rear elevation; central heating radiator; built in wardrobes.

**Bedroom:**

11' 11" x 11' 7" max ( 3.63m x 3.53m max )  
Having double glazed window to the front elevation; central heating radiator.

**Bedroom:**

11' max x 8' 8" max ( 3.35m max x 2.64m max )  
Currently used as a dressing room. With double glazed window to the front elevation; central heating radiator; overstairs storage cupboard.

**Family Bathroom:**

Having shower cubicle with wall mounted shower; bath; wash hand basin; double glazed window to the rear elevation; central heating radiator; laminate flooring; complementary wall tiling; airing cupboard.

**Separate W C:**

Housing a low level wc; complementary tiling; central heating radiator; double glazed window to the front elevation.

**Externally:**

Pedestrian gate leads to the front garden which has paved pathway with lawned areas either side and dwarf brick wall and hedge boundaries. The attractive rear garden consists of pleasant patio areas, timber arch trellis leading to lawned area with an abundance of flower and shrub plantings and further timber decked patio area with summerhouse.

**Garage:**

Situated in a block of garages further along Sudbury Park.

**Agent Note:**

Photographs may have been taken using a wide angle lens. Council Tax Band B. Community Contribution Charge of £100 per annum for sewerage, road maintenance and lighting. Solar panels fitted and the ownership will transfer to the new owner.



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## Sudbury Park, Sudbury, Ashbourne

- Traditional Semi Detached Home. Three Bedrooms
- Lounge. Dining/Sitting Room. CONSERVATORY. Kitchen
- Bathroom. Separate WC
- Most Attractive Rear Garden. Front Garden
- Garage in Block

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers over

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR109908 - 0005

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bagshaws residential



**01889 567567**



[Uttoxeter@bagshawsresidential.co.uk](mailto:Uttoxeter@bagshawsresidential.co.uk)



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



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