





Kedleston, 19 The Fairways, Clifton, Derbyshire DE6 2GG

A rare opportunity to acquire a spacious four bedroom detached bungalow located off a cul-de-sac, up a private road in a superb secluded position. A great location in the sought after village of Clifton, which is close to Ashbourne.

www.bennetsamways.co.uk

01335 818550

Guide Price £600,000

BENNET SAMWAYS are delighted to offer this spacious four bedroom detached bungalow located off a cul-de-sac, up a private road in a superb secluded position. Set in the popular village of Clifton, near Ashbourne, within Derbyshire Dales and in the QEG's school catchment area. The gross internal area is 1,550sq.ft.

Interior - The moment you step through the front entrance door via the storm porch, you are greeted with a sense of space. The reception hallway is very spacious and is the central hub of the bungalow. The sitting room is dual aspect, creating a light and airy room which is positioned at the front of the property. There is a feature bay window and central fireplace. There are double doors leading into a dining room which has patio doors that open out onto the main garden. The Kitchen is spacious and has benefited from a makeover with tastefully coloured base and wall mounted units with granite transformation worktops. Integrated appliances include a gas hob, electric double oven, dishwasher and freezer. There is a useful utility room which has further units, plumbing for washing machine and space for a dryer.

There is a separate guest cloakroom and a large and spacious master bedroom with a range of fitted wardrobes and further units. The ensuite has been refitted, creating a luxury shower room. Bedroom two also benefits from fitted wardrobes. There is a further bedroom three, (bedroom/ study) and a large family bathroom.

Exterior - approach via a private road which in turn leads onto a driveway providing parking for approximately three vehicles. A double garage with electric roller doors which also houses is the central heating boiler. There are gated entrances to both sides of the property as well as a front garden with lawns and plant borders. The main garden consists of a lawn, plant borders and a paved patio area.

Locality - Clifton village is located within the Derbyshire Dales just outside of the market town of Ashbourne. In the village there is The Cock Inn, Clifton (Holy Trinity) Church as well as a Cricket club. Clifton has Clifton C of E Primary School and is within the QEGs catchment for senior school. There is a nearby thriving independent - Fairways Garden Centre, which has a restaurant and homewares department.

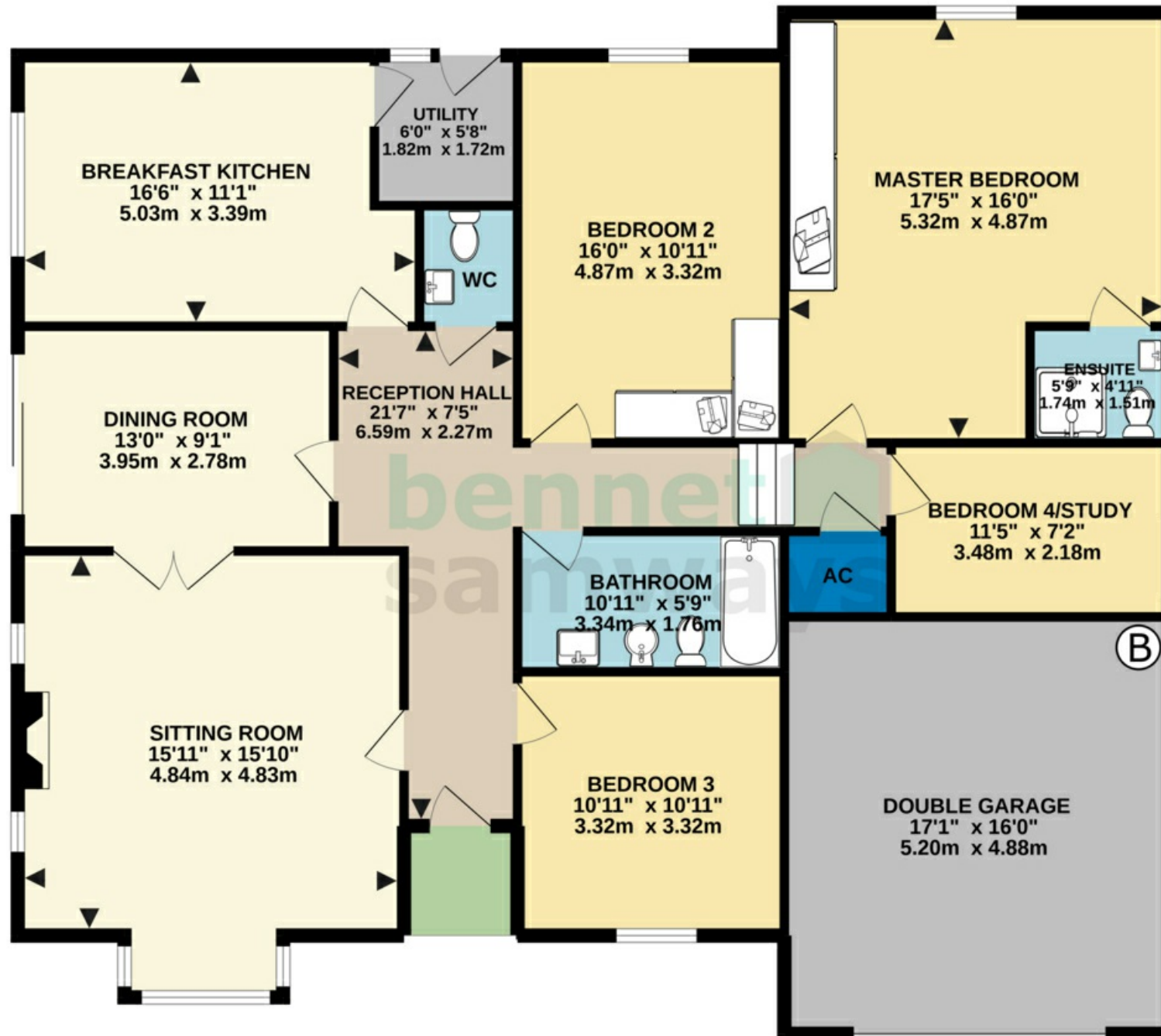
Owner's perspective - "The bungalow is up a quiet and private road in the lovely village of Clifton. It has very spacious accommodation and a lovely sunny and well maintained garden. The lounge overlooks hills towards Ashbourne. The village itself is friendly and has a church and pub, the neighbours are all very friendly. The shops in Ashbourne are just a few minutes drive away. It has always been a happy and relaxed place to live."

Agents notes - Council Tax: Derbyshire Dales District Council & band G.

Services: mains water, gas, drainage, electricity and broadband. Tenure: Freehold. There is private road to access this property with shared responsibilities to the maintenance.

The property is subject to Probate and current expectation is approximately May 2022.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any







Disclaimer:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



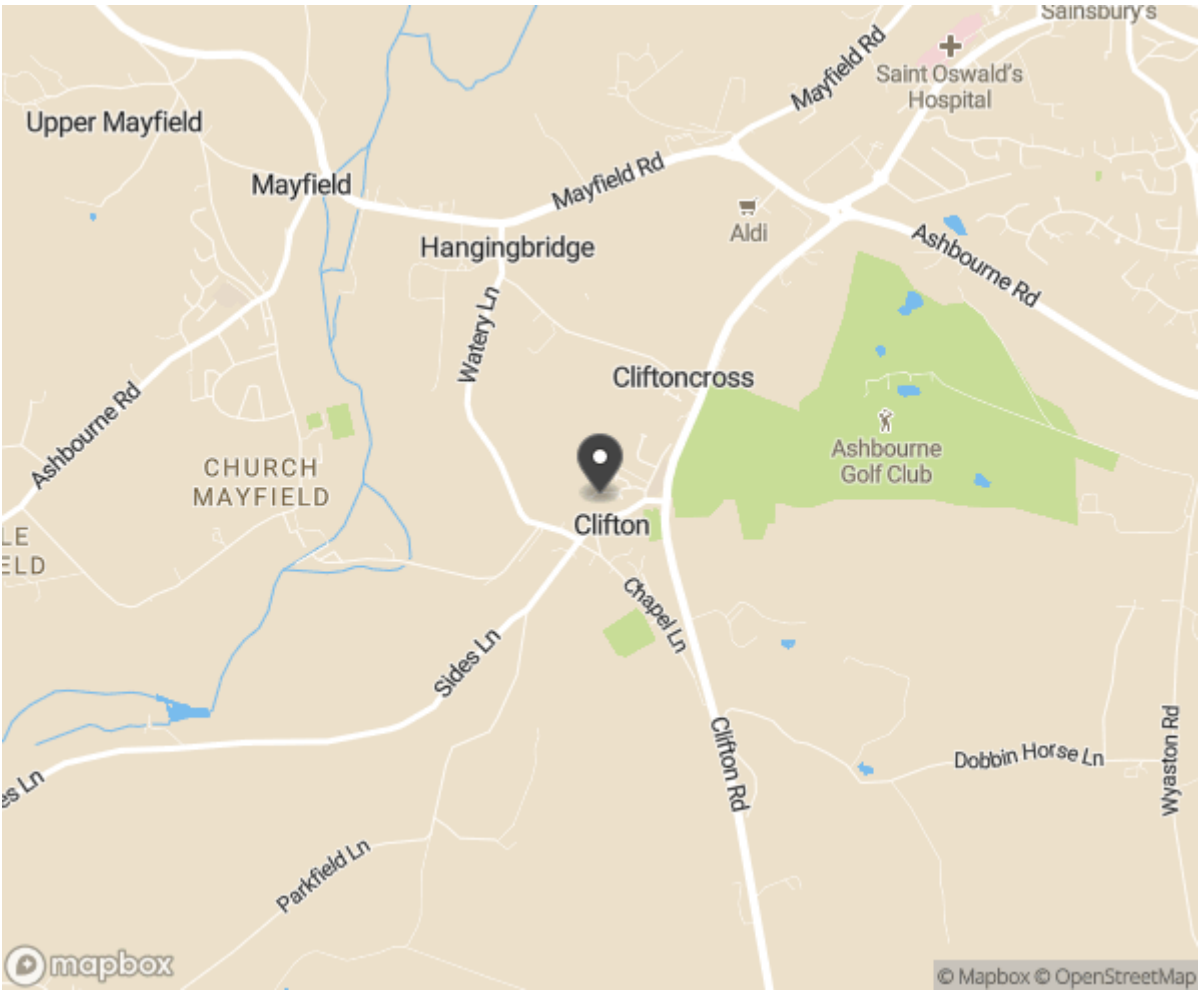
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4
 2
 5
 1550 sq ft