



### Ashvale Close

Approximate Gross Internal Area = 157.5 sq m / 1695 sq ft



Ground Floor

First Floor

For illustrative purposes only. Not to scale. ID718569  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision





Coming to market for the first time since it was built in 1983, and requiring some cosmetic updating, this property offers huge scope for the new owners to stamp their own mark on this well balanced family home. Located in a quiet Cul de Sac to the East of the town centre, the property is perfectly placed for local schools, supermarkets, medical centres, leisure centre and public transport routes, all being only a short distance away. Built in the popular Scandinavian design, the accommodation briefly comprises; Entrance Porch, Entrance Hall, Cloakroom, Kitchen/Breakfast Room and Sitting/Dining Room, four double Bedrooms, family Bathroom and En Suite Shower Room. Outside, there are generous corner plot gardens that extend beyond the brick wall, driveway parking and Integral Garage.



ROOM DESCRIPTIONS

**Entrance Porch**  
Entered via UPVC double glazed door with matching glazed side panel. UPVC double glazed frosted windows to side. Wooden glazed door to Entrance Hall.

**Entrance Hall**  
Stairs rise to first floor accommodation with useful storage below. Door to Cloakroom, Kitchen/Breakfast Room, Sitting/Dining Room and Garage. Radiator.

**Cloakroom**  
Fitted with a suite comprising; wall mounted basin with mixer taps and low level W.C. Tiled floor. UPVC double glazed frosted window to front.

**Sitting/Dining Room**  
24' 6" x 14' 0" (7.47m x 4.27m)  
Dual aspect room with UPVC double glazed windows to side and rear. UPVC double glazed French doors to rear garden. Inset coal effect gas fire with tiled hearth. Two radiators.

**Kitchen**  
17' 4" x 11' 0" (5.28m x 3.35m)  
Fitted with a range of wall and base units with roll edge work surfaces over. Inset stainless steel sink and drainer with mixer tap and tiled splashbacks. Built in electric oven and gas hob with extractor over. American style fridge/freezer. Space for washing machine and dishwasher. Vinyl floor and radiator. UPVC double glazed window to front and door to Conservatory.

**Utility Room**  
10' 10" x 8' 0" (3.30m x 2.44m)  
Of dwarf wall and UPVC double glazed construction. UPVC double glazed French door to rear,

**Landing**  
Airing cupboard housing immersion tank. Loft access and UPVC double glazed window to side. Doors to all Bedrooms & Family Bathroom.

**Principal Bedroom**  
14' 3" x 11' 5" (4.34m x 3.48m)  
A range of fitted wardrobes. UPVC double glazed window to rear and radiator. Door to En-Suite Shower Room.

**En-Suite Shower Room**  
Tiled and fitted with a suite comprising; shower cubicle with thermostatic shower, pedestal hand wash basin with mixer tap and low level W.C. Heated towel rail. UPVC double glazed window to side.

**Bedroom Two**  
15' 5" x 12' 0" (4.70m x 3.66m)  
Radiator. UPVC double glazed window to front.

**Bedroom Three**  
13' 5" x 10' 8" (4.09m x 3.25m)  
Double fitted wardrobes. Radiator. UPVC double glazed window to rear.

**Bedroom Four**  
12' 2" x 8' 2" (3.71m x 2.49m)  
Radiator. UPVC double glazed window to front.

**Bathroom**  
Tiled and fitted with a white suite comprising; pane bath with mixer taps over, ceramic pedestal hand wash basin with mixer taps and low level W.C. UPVC double glazed frosted window to front and radiator.

**Garage**  
Up and over door to front. Wall mounted "Viseman" boiler. Window to side. Lighting and power connected.

**Front Garden**  
Corner plot frontage which is laid to lawn with shrubs and tarmac driveway for multiple cars.

**Rear Garden**  
Fully enclosed by brick wall and timber panel fencing the garden is later lawn and pay patio on pathways further patio to the rear under a wooden pergola gated access access to front outside tap.

**Tenure & Council Tax Band**  
Tenure: Freehold  
Council Tax Band: F

