

# Ashbourne Road

Mackworth Village, Derby, DE22 4LZ

John   
German





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Offers Over £600,000

Stunning family home having been fully refurbished and extended over recent years to create a show stopper of a family home. Excellent ground floor living space perfect for larger families and entertaining as well as five excellent double bedrooms and three bathrooms.



Located on the road between Derby and Ashbourne with great transport links to A52/A38/A50/A6/A515 and a bus stop is just a couple of doors down the road. There is an excellent range of nearby amenities including shops and schools, the local Co-op is just a short walk across the fields and The Farmhouse pub and restaurant is literally across the road. The property lies in the Ecclesbourne School catchment area.

The property is set well back from the road behind two pairs of wrought iron gates that open onto a spacious horseshoe in and out driveway which provides access to the garage as well as superb off road parking including a tucked away parking space perfect for a caravan. There is a lawned front garden set with well kept trees that provide great screening from the road.

Entrance to the property is via an enclosed entrance porch with a modern oak veneer and a part glazed door leads into an impressive entrance hall with stairs rising to the first floor featuring a brick arched display nook. A matching door leads to the kitchen whilst an ornate archway leads into the ground floor hallway where matching oak veneer doors lead to the dining room, ground floor shower room and the lounge.

The lounge sits at the end off the hallway with its impressive vaulted ceiling with exposed beams, double aspect outlook including French doors that open out onto the rear decking and a modern log effect gas fire.

The ground floor shower room has been refitted with a large walk-in shower, wall mounted wash basin and a low flush WC. Fully tiled with a window to the front and a heated towel rail.

The dining room has French doors that open out onto the rear decking as well as a pair of oak veneer part glazed doors that connect the room directly with the kitchen giving the option to open the room up or close it as desired.

The most impressive room in the house has to be the spectacular living dining kitchen which has been cleverly altered and extended to create a large open plan space with two sets of bi-fold doors set at right angles that completely open the room to the outside. There is space for a breakfast table and/or comfy seating. The kitchen area is fitted with a range of modern base cupboards and drawers with under cupboard lighting, composite countertops and matching upstands, built-in sink, integrated dishwasher and a matching full height tower unit incorporating a built-in eye level double oven and microwave, leaving space for an American style fridge. The matching central island is in a complementary colour with a composite countertop/breakfast bar and storage beneath positioned with a stunning view of the garden and fields to the rear set beneath a dramatic lantern skylight with three elegant pendent lights. Karndean wood effect flooring with a distinctive patterned area sets off the island having the luxury of under floor heating, there are built in Bluetooth speakers, windows to the side and rear elevations with a matching side entrance door and a part glazed oak veneer door into the utility.

The utility room is fitted with a sleek base unit with a composite countertop with matching upstands, an inset circular sink with mixer tap, spaces for a second fridge, washing machine and tumble dryer. Window to the front plus a courtesy door to the garage.

The first floor part galleried landing has a window to the front and doors leading off to the bedrooms and bathroom.

The master bedroom has a wardrobe (being left as part of the sale), stunning views and an en suite shower room refitted with a modern suite comprising concealed flush WC, wall mounted vanity wash basin with storage and a bluetooth controlled power double shower, extensive tiling to splashback areas, window to the side and a chrome heated towel rail.

Bedroom two also has built in wardrobes and there are three further bedrooms all of which will accommodate a double bed if required.

The family bathroom is a lovely space fitted with a claw foot roll top bath with telephone style taps and hand shower attachment, low flush WC, a wall mounted wash basin, a combination of wood panelling and tiled splashbacks, chrome heated towel rail and a window to the front.

Outside there are landscaped gardens on three sides starting with the space to the left-hand side of the property which can be accessed from either the front via a wrought-iron gate or from the kitchen. This part of the garden is partly laid to lawn with herbaceous borders stepping up to a timber decked seating area where the owners have set up a small table and chairs as well as a raised vegetable planter where they are currently growing tomatoes. To the rear of the house is a large timber deck with access directly from the main ground floor living rooms which is perfect for outdoor entertaining to enjoy views across the fields. The deck leads onto a generous lawned garden that wraps around the side of the property with beautifully stocked beds and borders and a hidden garden shed. The rear gardens enjoy a south facing aspect.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Amber Valley Borough Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/01082024

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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1889.28 ft<sup>2</sup>

175.52 m<sup>2</sup>

**Reduced headroom**

1.29 ft<sup>2</sup>

0.12 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

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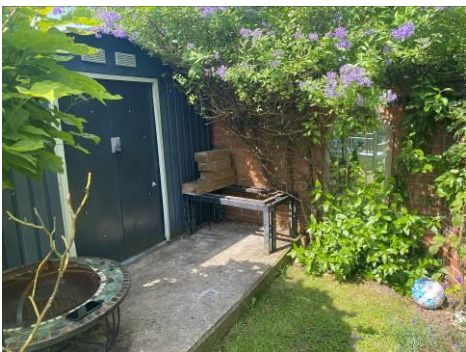
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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