



1 Bentley Cottages, Ashbourne, DE6 2GZ

Offers in excess of £360,000

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"Kitchens should be designed around what is truly important, fun food and life!"

This stunning home is situated in a quaint village in Ashbourne, Derbyshire. The stunning open plan kitchen offers dining and living space which is perfect for creating delicious meals and making family memories. With high-quality fixtures and fittings, it's a must-see.

Don't miss out on this ideal family home in a beautiful village location!

#HomeSweetHome #FamilyLiving #AshbourneDerbyshire*

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

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Denise White Agents Comments

Presenting a remarkable three-bedroom traditional semi-detached home that has been meticulously updated and modernised to an exceptionally high standard. This property offers spacious and versatile accommodation spread over two floors, seamlessly combining style and functionality to create an ideal home for growing families.

As you step inside, you are welcomed by a traditional entrance hall that provides access to the rest of the home. The standout feature of this property is undoubtedly the stunning open plan kitchen diner. With high-end appliances and sleek quartz countertops, this culinary haven is perfect for showcasing your cooking skills. The central island, complete with a breakfast bar, creates a focal point where guests can gather and socialise. Bifold doors open up to the enclosed rear garden, blurring the boundaries between indoor and outdoor living and providing the perfect setting for family gatherings during the warmer months. For moments of relaxation, the cosy lounge offers a great retreat, enhanced by a traditional feature fireplace and adorned with soft furnishings, it is a space designed for unwinding. The convenience of a downstairs WC and utility room further adds to the overall practicality of the home.

Moving to the first floor, you will discover three generously sized bedrooms. Decorated in soft and neutral tones and filled with natural light, these rooms create a lovely homely atmosphere. The family bathroom features a separate shower and a luxurious roll-top claw foot bath, adding a touch of indulgence.

Outside, the property sits on a large plot with gardens at the front and rear. Facing west, it enjoys ample sunshine throughout the day. A driveway to the left of the property offers off-road parking for multiple vehicles. The enclosed rear garden, laid to lawn, provides a safe haven for children to explore and play freely. There is also great potential for further enhancements. The practicality of bifold doors from the kitchen and a rear door into the hallway adds to the overall functionality of the

home.

Overall, this spectacular home offers a high standard of living and is the perfect space for a growing family. Don't miss out on the unique opportunity to make this truly exceptional property your own!

Location

Ellastone is a popular village in East Staffordshire on the border between Staffordshire and Derbyshire. The village lies west of the River Dove and is serviced by a church, a local public house - The Duncombe Arms- and a primary school. Denstone College is a 7 minute drive from the property and Painsley High School is just a 17 minute drive away in Cheadle.

The market town of Cheadle is an 18 minute driveaway and is well situated for accessibility to the area's transport links and offers a number of options for commuters and families alike. Major roads easily accessible from Cheadle include the M6, which provides links to Stafford, Wolverhampton and Birmingham to the south, leading to Crewe, Manchester and Liverpool to the north. The A50 trunk road is around 5 miles away and provides convenient links to Stoke-on-Trent, Newcastle-under-Lyme, Burton upon Trent and Derby.

Ashbourne is a charming market town, with its winding cobbled streets, welcoming market place and handsome Tudor and Georgian Heritage just a 13 minute drive from the property. Known as 'The Gateway to Dovedale', while there's no doubt that it's the perfect base if you want to explore the spectacular limestone landscapes of the southern White Peak, it also pays to take a leisurely walking tour around town to immerse yourself in its fascinating history and architecture.

Entrance Hall

Wooden door to the front aspect. Karndean flooring. Stairs off to the first floor accommodation. Two ceiling lights. uPVC double glazed window to the rear aspect with door onto garden

Kitchen

23'2" x 12'5" (7.06m x 3.78m)

Karndean flooring. uPVC double glazed windows to the sides and front aspect. Bifold doors to the rear garden. Wall mounted radiator. Shaker style wall and base units with quartz worksurfaces over with integrated fridge freezer, ZANUSSI electric oven, induction hob with built in extractor fan, large pantry. Kitchen island with quartz work surface and shaker style base units below. Integrated Belfast sink with mixer tap. Three pendant lights above. Spotlights. Ceiling light.

Utility Room

9'7" x 3'8" (2.92m x 1.12m)

Continued Karndean flooring. uPVC double glazed window to the rear aspect. Worcester oil fired boiler. Ceiling light.

WC

13'1" x 13'1" x 9'10" x 3'3" (4'4" x 3'1")

Tiled flooring. Low level WC. Ceiling light.

Lounge

11'3" x 9'8" (3.43m x 2.95m)

Fitted carpet. Feature fireplace. Wall mounted radiator. uPVC double glazed window to the front aspect. Picture railing. Ceiling light.

First Floor Landing

Fitted carpet. Wall mounted radiator. Glass balustrade. uPVC double glazed windows to the front and rear aspect. Ceiling light. Loft access. Storage cupboard

Bedroom One

12'9" x 12'4" (3.89m x 3.76m)

Fitted carpet. Wall mounted radiator. uPVC double glazed windows to the front and side aspect. Ceiling light.

Bedroom Two

13'1" x 9'10" (3.99m x 3.00m)

Fitted carpet. Wall mounted radiator. uPVC double glazed windows to the side and rear aspect. Ceiling light.

Bedroom Three

9'8" x 8'9" max (2.95m x 2.67m max)

Fitted carpet. Radiator. uPVC double glazed window to the front aspect. Ceiling light.

Bathroom

9'8" x 6'5" max (2.95m x 1.96m max)

Laminate flooring. Low level WC. Claw foot roll top bath with shower attachment. Pedestal wash hand basin. Shower cubicle with shower. Towel rail. Tongue and groove panelling. Obscured uPVC double glazed window to the rear aspect. Ceiling light.

Outside

The property faces west and benefits from large front and rear gardens. There is a driveway to the side of the property providing off road parking for multiple vehicles. A paved pathway leads through the front garden to the front door

Agents Notes

Tenure: Freehold

Services: Mains Water, Oil Fired Central Heating

Council Tax: East Staffordshire Council Band C

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent

About Your Agent

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of

property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Require A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

WE WON!

Floor Plan



Ground Floor

Floor area 56.5 sq.m. (608 sq.ft.)

First Floor

Floor area 56.5 sq.m. (608 sq.ft.)

TOTAL: 113.0 sq.m. (1,216 sq.ft.)

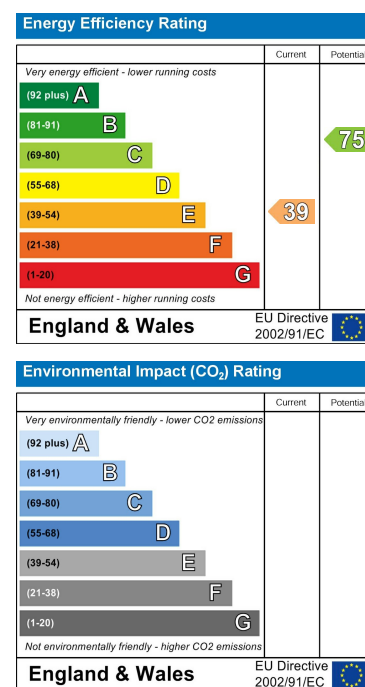
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



Area Map



Energy Efficiency Graph



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