







## 1 Thorpe View, Ashbourne, Derbyshire DE6 1SY

An excellent modern and spacious five bedroom detached family home set on a sought after development within Ashbourne. Versatile accommodation set over three floors, including a study, master bedroom with dressing room & ensuite and a second floor Jack & Jill ensuite.

BENNET SAMWAYS are delighted to offer for sale this excellent modern and spacious five bedroom detached family home set on a sought after development within Ashbourne. This versatile accommodation is set over three floors which includes a study, master bedroom with dressing room & ensuite and a second floor Jack & Jill ensuite. The gardens have been maintained to offer an attractive outdoor space, and there is a double garage. The gross internal area is 1,650sq.ft.

Interior - On entering this impressive home into the entrance hall with study and main hallway. The main hallway with oak flooring and stairs off to the first floor accommodation. The dual aspect sitting room is large and has a feature fireplace as the focal point. The kitchen has been refitted with stylish contemporary grey units with high quality worktops. There are integrated appliances which includes a gas hob, extractor fan, double electric oven, microwave, fridge/freezer and dishwasher. To complete the kitchen there is a central island creating a versatile breakfast area. From the kitchen there is an opening leading into the dining room, which creates an open plan feeling. The utility is fitted with units, worktops with plumbing for washing machine and space for a dryer. There is also a useful side entrance door leading onto the driveway. The boiler has recently being replaced and also upgraded new hot water system.

On the first floor off the main landing is the master bedroom with walk in dressing room with fitted wardrobes and fitted ensuite shower room. There are are two further bedrooms, and a family bathroom. On the second floor landing, two further bedrooms including a Jack & Jill ensuite shower room.

Exterior - The front garden has a lawn and mature trees providing privacy. the driveway can accommodate several vehicles for parking and there is a double garage. The rear garden has been lovingly maintained by the current owners and provides a really good family space with a corner patio area to soak up the evening sun. There is a main lawn and display borders packed with a good range of shrub and herbaceous perennials.

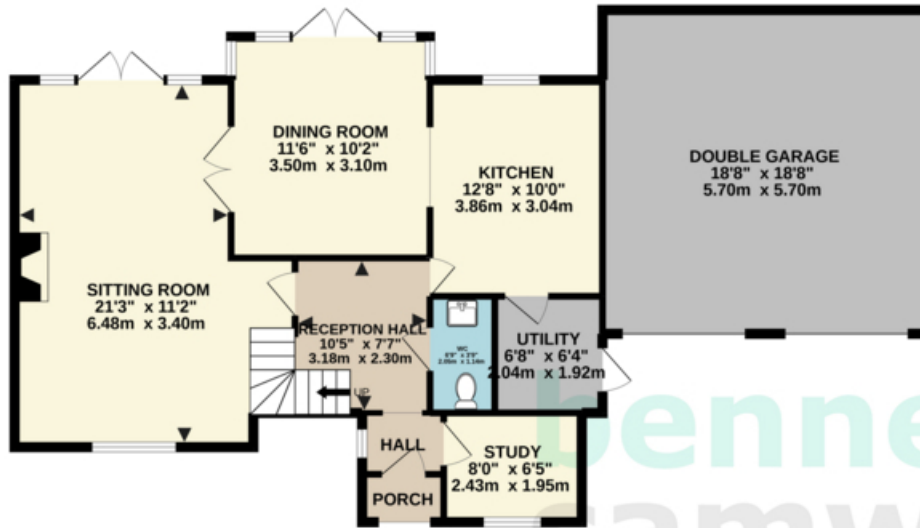
Locality - Ashbourne is a historic market town known as "The Gateway to the Peak District" due to its convenient location to the magnificent Peak District National Park. It is within easy access of the A50 (9 miles) which connects to the M1 & M6 motorway links. Famous for its annual Royal Shrovetide Football (dates back to 1667) which is played on Shrove Tuesday and Ash Wednesday. There is a great array of amenities and facilities within a thriving town centre, which offers a plethora of individual, mainly independent shops and cafes. Ashbourne has a popular golf course on the outskirts of the town, and has the highly sought after secondary school of Queen Elizabeth's Grammar School (QEG's) which serves Ashbourne and the surrounding Derbyshire Dales villages. There is a bus station which helps connect Ashbourne to Derby and Uttoxeter with a number of regular services, and nearby train stations at Uttoxeter and Derby & Matlock.

Owners perspective - "We were primarily drawn to the house due to it's ideal location. A 10 minute walk into the town centre, 15 minutes to the Peak District and the children are able to walk to school. The layout of the house is over three floors allowed for all of us to adjust to the requirements of a growing family whilst the five double bedrooms always meant friends could stay. The back garden becomes a suntrap in the summer and provides a secure area to sit as it is fully enclosed and not overlooked."

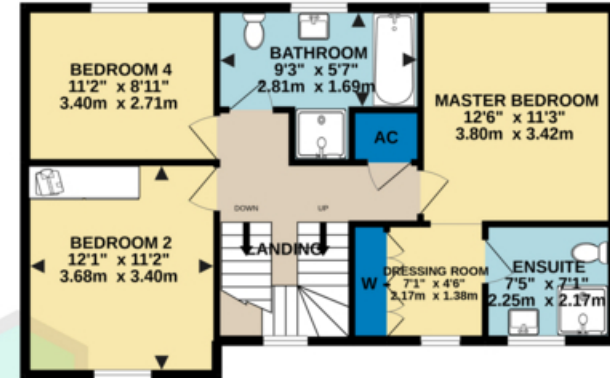
Agents notes - Council Tax: Derbyshire Dales District Council & band F.

Services: mains water, gas, drainage, electricity and internet connection. Tenure: Freehold.

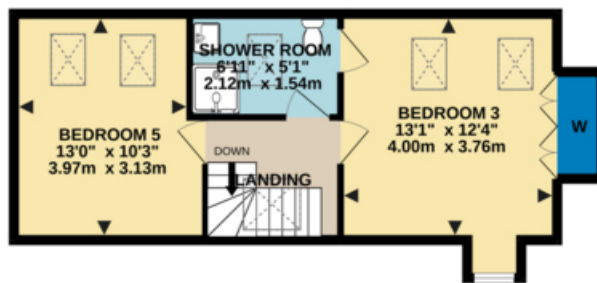
GROUND FLOOR



1ST FLOOR



2ND 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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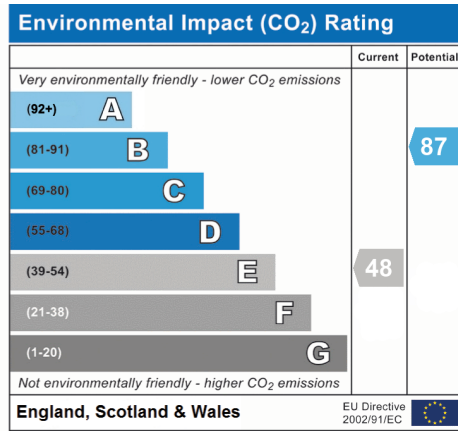
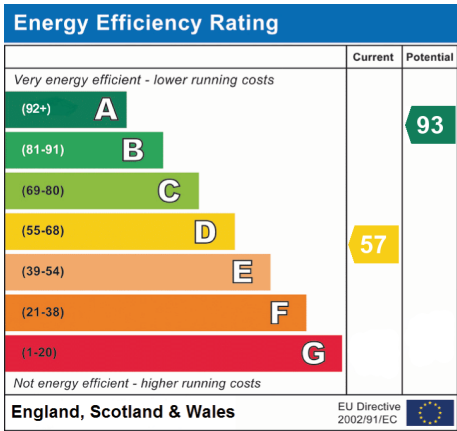




**Disclaimer:**

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.





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 2  
 6  
 **B**  
 1650 sq ft