



**FOR SALE**  
**bennet**   
**samways**  
01335 818550





**7 Weaver Close, Ashbourne, Derbyshire DE6 1BS**

**An incredibly spacious detached family home located in Ashbourne with lovely outlook to the rear. The impressive ground floor accommodation offers so much space with a practical layout too!**

[www.bennetsamways.co.uk](http://www.bennetsamways.co.uk)

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**Guide Price £390,000**



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BENNET SAMWAYS are delighted to offer for sale this incredibly spacious detached family home located in Ashbourne. The impressive ground floor accommodation offers so much space with a practical layout too. There are two additional rooms on the ground floor that could be used as extra bedrooms. The gross internal area is 1,400sq.ft. and offered with NO UPWARD CHAIN.

Interior - Main door leads into a boot room with ample cupboards for coats and shoes. A rear door and an internal door leads into this stylish re-fitted kitchen which has a range of base and wall mounted units with worktops. Integrated appliances include gas hob, electric double oven, extractor fan, microwave, dishwasher, fridge and plumbing for washing machine. French Limestone flooring and the rooms opens into the dining area. There is a family room/bedroom four which is currently set up as a playroom. The sitting room is a magnificent room with inset fireplace with space for fire. A spacious study/office with ample cupboards for storage and a door to the outside area. There is a hallway with a beautiful fitted bathroom with bath and separate shower cubicle. On the first floor, there is a landing with doors off to the main rooms. There are three well proportioned double rooms with one having a stylish ensuite shower room. There is a fitted bathroom with a modern white suite.

Exterior - A spacious gravel driveway to the front. The rear garden is spacious family garden with mainly lawns with plant borders and a paved patio. A lovely backdrop to the garden

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 (QEGs) 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. Ashbourne is a fantastic location to explore many nearby delights such as Chatsworth House, Tissington Hall, Haddon Hall, Alton Towers, Matlock Bath & Dovedale to name a few.

Owner's perspective - "7 Weaver close has been a wonderful family home for the last 10 years. The ample downstairs space affords a lot of flexibility and the two downstairs rooms off of the living room and kitchen have been a bedroom, an office, one large dining room and finally a mud room and play room. It's been the ideal family home on a quiet charming cul-de-sac, with direct access to the park and a good sized, very private garden. The downstairs space and bathroom also make this the ideal home for any one with accessibility issues. The upstairs bathroom and an ensuite have made it a really comfortable 4 bed for us. We hope somebody will enjoy living here as much as we have for the past 10 years."

Agent's notes - Tenure: Freehold. Council Tax: Derbyshire Dales band D. Services: Mains water, mains electricity, mains drainage, mains gas and internet connection. Estimated broadband speeds available via Ofcom are 15mb standard & 76mb superfast.





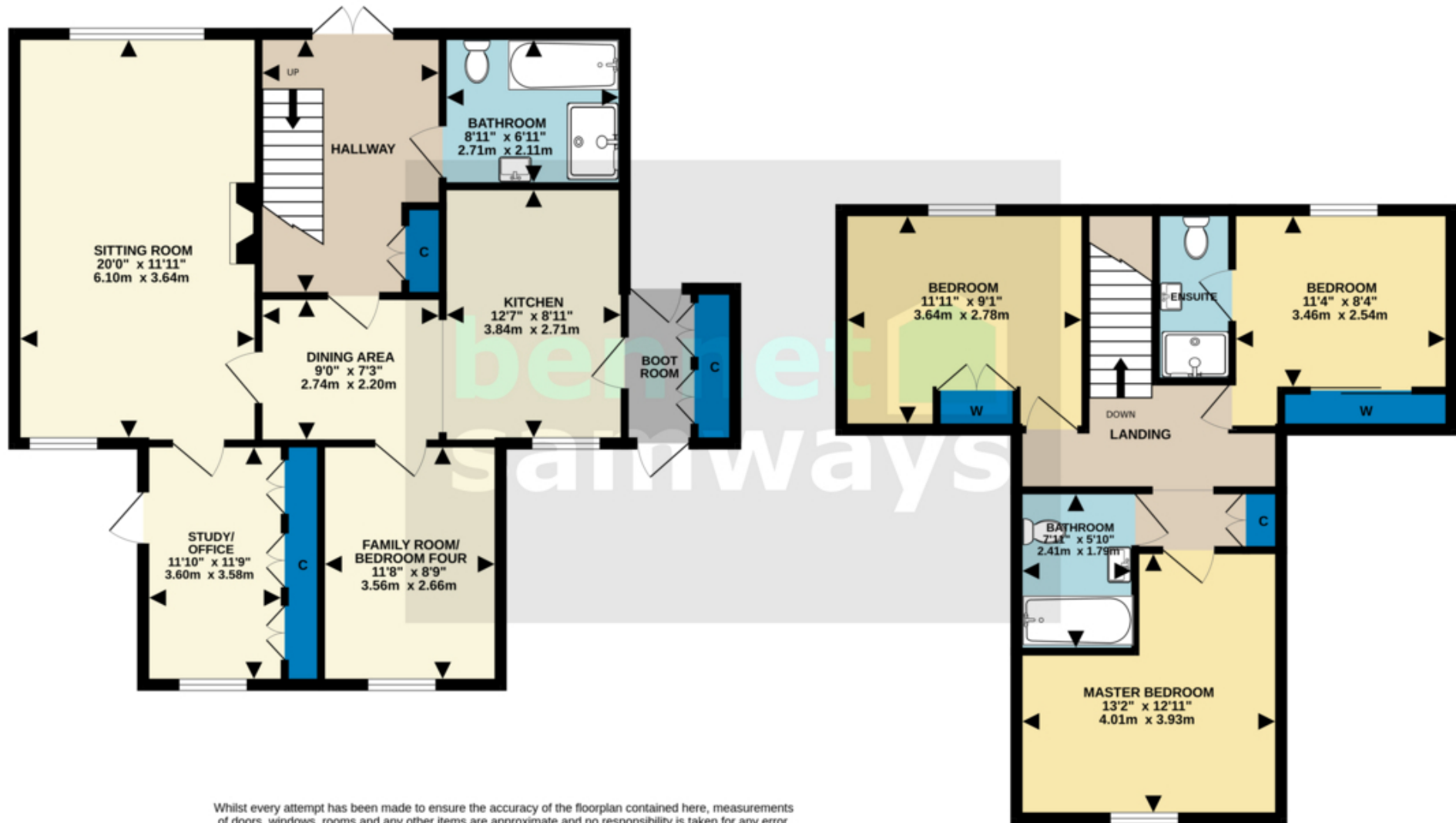






GROUND FLOOR

1ST 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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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+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



**Nick Samways**

Director

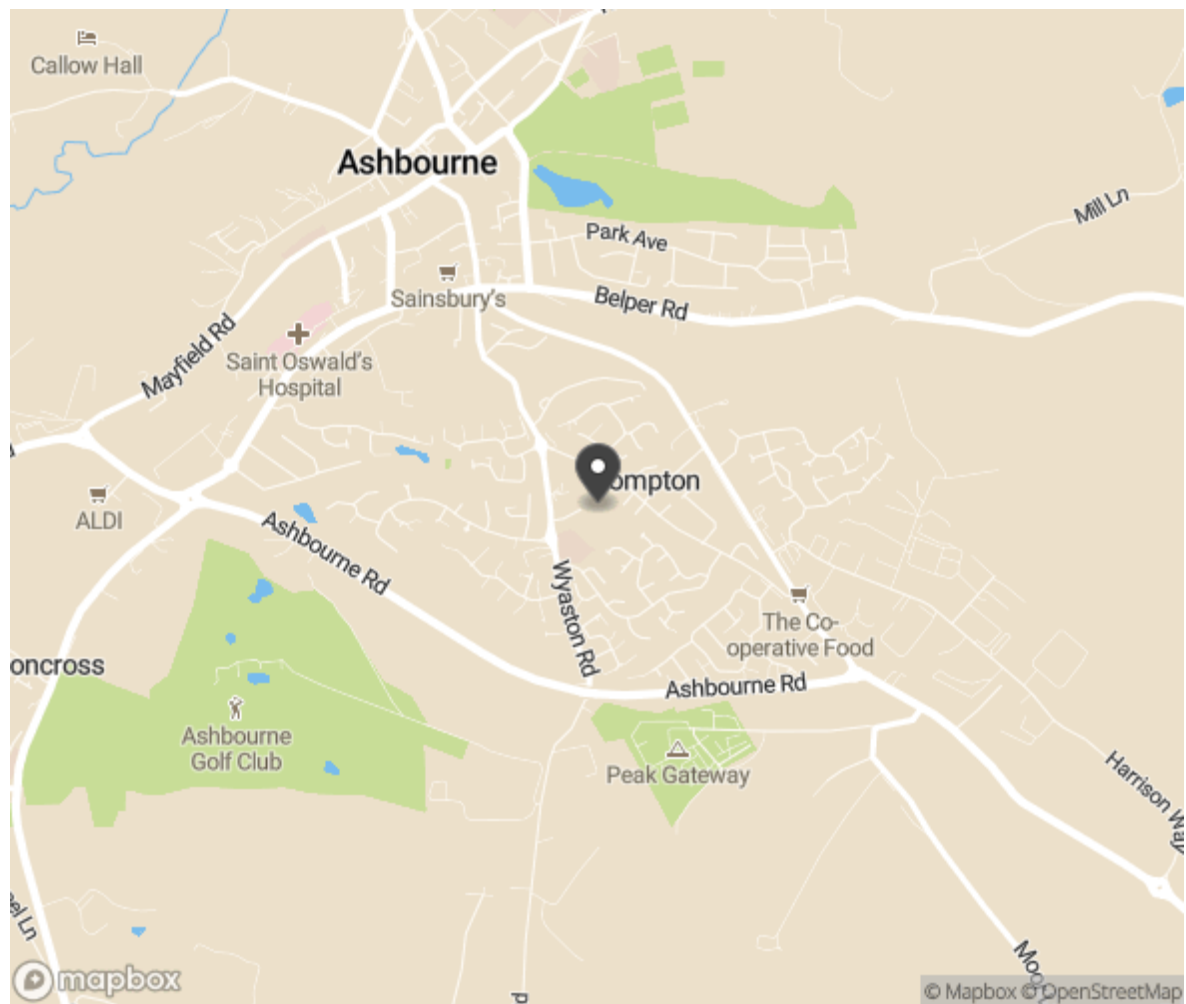
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**Stuart Bennet MNAEA**

Director

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4    
 3    
 3    
 **B**    
 1400 sq ft