



17 Peak View Drive, Ashbourne, Derbyshire DE6 1BR



A delightful three-bedroom detached residence situated in a tranquil cul-de-sac within the charming town of Ashbourne. Offered with NO CHAIN.

BENNET SAMWAYS are proud to present this delightful three-bedroom detached residence situated in a tranquil cul-de-sac within the charming town of Ashbourne. Boasting a generous internal footprint of 1,000 sq.ft and spectacular views, this property could be your perfect sanctuary.

Interior - Upon entry, you are welcomed by a hallway featuring a staircase to the upper level and a convenient guest cloakroom. The heart of the home is a beautifully appointed kitchen with cream cabinets, sleek worktops, and integrated appliances including a gas hob, extractor fan, electric oven, fridge and dishwasher. A side door from the kitchen opens to a practical utility room. Flowing seamlessly from the kitchen is the lounge/diner, benefiting from dual aspects and patio doors that lead out to the garden, creating a bright and inviting space ideal for both relaxation and entertainment.

The first floor accommodates three well-proportioned double bedrooms alongside a modern fitted shower room and a separate WC, all finished to a high standard.

Exterior - The front garden is designed for easy maintenance, plant borders. A side tradesman's entrance provides access to the expansive rear garden, which includes a large lawn, established borders, and a spacious paved patio area — the true highlight being the stunning backdrop view across Ashbourne and towards the Peak District.

This property promises a blend of comfort and convenience, offering a serene living environment with all the benefits of Ashbourne's amenities nearby.

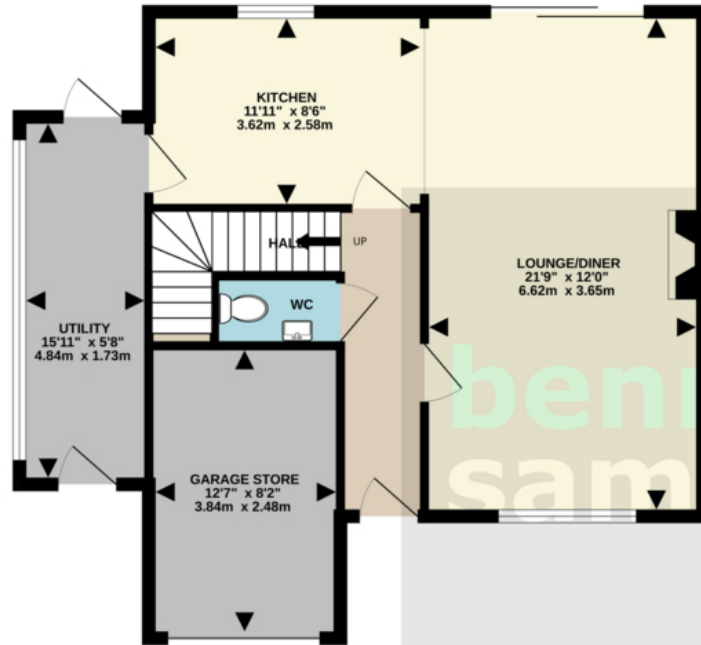
Locality - Nestled within the picturesque landscape, Ashbourne stands as a historic market town renowned as "The Gateway to the Peak District," owing to its strategic proximity to the breathtaking Peak District National Park. Conveniently situated with easy access to the A50 (9 miles), facilitating connections to the M1 and M6 motorway networks. Noteworthy for its longstanding tradition of Royal Shrovetide Football, a ritual dating back to 1667, observed on Shrove Tuesday and Ash Wednesday. The thriving town boasts a diverse range of amenities, featuring a plethora of distinctive, predominantly independent shops, and charming cafes. Adding to its allure, Ashbourne hosts a popular golf course on its outskirts, and the coveted Queen Elizabeth's Grammar School (QEGs) caters to the educational needs of the town and the adjacent Derbyshire Dales villages. Excellent transport links include a well-connected bus station linking Ashbourne to Derby and Uttoxeter, with a variety of regular services. Convenient train stations at Uttoxeter, Derby, and Matlock further enhance connectivity. Ashbourne serves as an ideal base to explore numerous nearby attractions, including the stately Chatsworth House, Tissington Hall, Haddon Hall, Alton Towers, Matlock Bath, and the picturesque Dovedale, promising a truly enchanting experience.

Owner's perspective - "When this came on the market back in 2015, I jumped at the chance to buy this property: a detached house in a rare, quiet setting in Ashbourne, with views overlooking the Peak District; the stunning town in the foreground, with Thorpe Cloud behind. Sunny days and stunning sunsets make this a home very hard to beat! The property needed some renovation when I initially purchased it, but it was an opportunity not to miss, and I enjoyed opening up the space to create the kitchen/living area, fitting the new kitchen and doing all of the usual TLC bits, with a full rewire of electrics, and new boiler and central heating system. The location has always been amazing: a 10 minute walk down into the centre of Ashbourne and its ample amenities, the Tissington Trail on your doorstep, and a short drive into the Peak District. It was also a very easy commute to Derby in the other direction! It is a very friendly community and really has been a wonderful home over the years - it is just time to move on to a new chapter, and allow someone else to enjoy it."

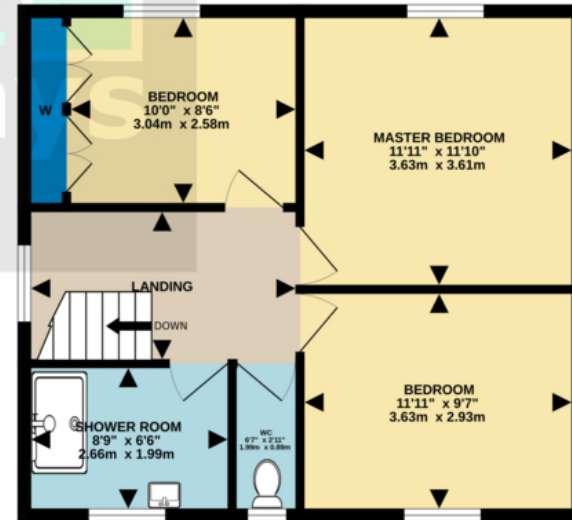
Agent's notes - Tenure: Freehold. Council Tax: Derbyshire Dales band D. Services: Mains water, mains electricity, mains drainage and internet connection. Estimated broadband speeds available via Ofcom are 14mb standard & 80mb superfast.

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.

GROUND FLOOR



1ST FLOOR

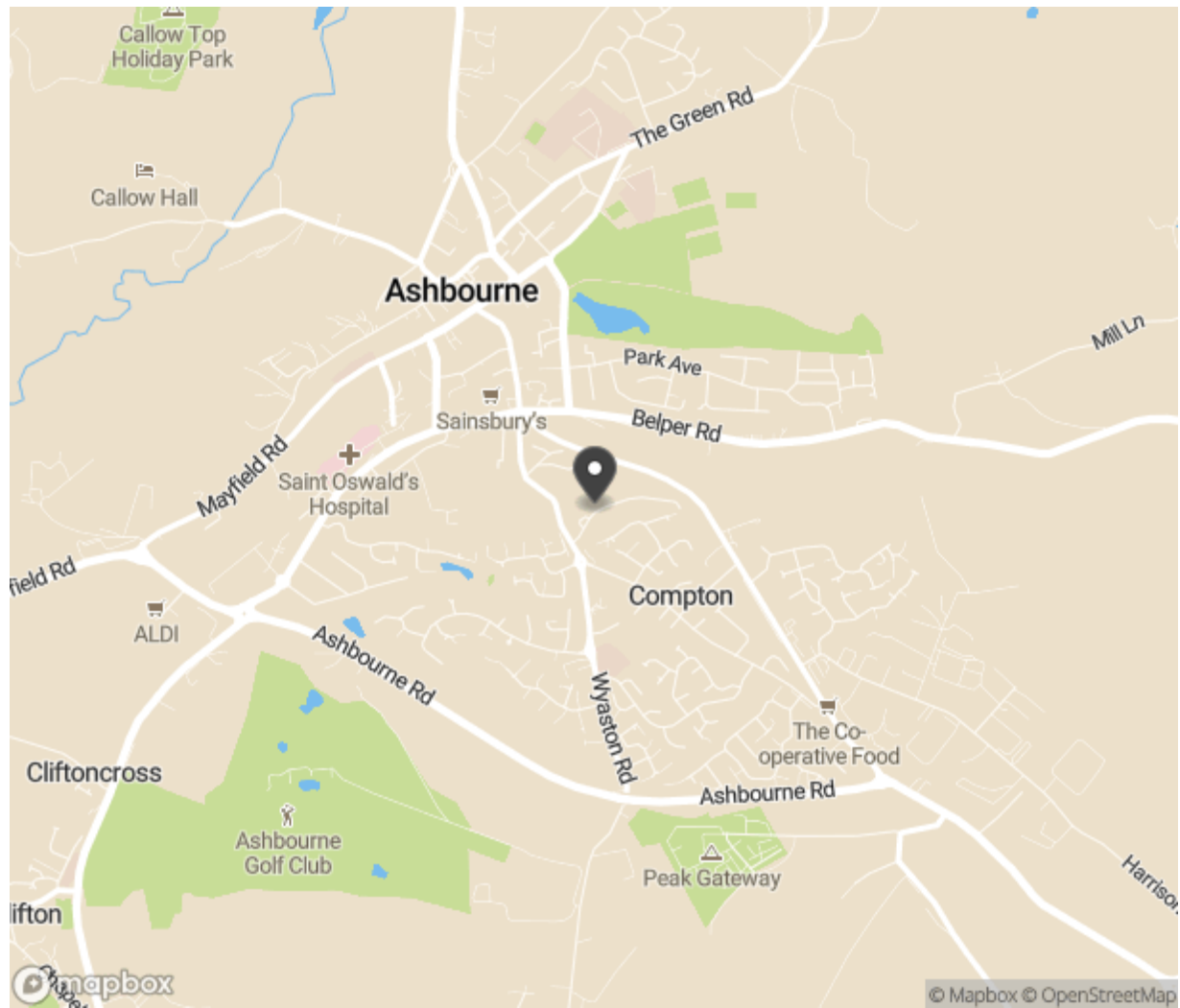


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	84
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	67	80
England, Scotland & Wales		
		EU Directive 2002/91/EC



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0.11 ac



1000 sq ft

