



# RE/MAX

## PROPERTY HUB



## 1 Main Road, Ashbourne, DE6 5HS

### Asking price £925,000

Nestled on Main Road in the charming village of Sudbury, this splendid detached house offers an exceptional opportunity for family living. With a fantastic location, residents will enjoy the convenience of nearby amenities while being surrounded by the picturesque countryside that Derbyshire is renowned for.

This impressive property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The heart of the home is complemented by five well-proportioned bedrooms, providing ample space for family members or guests. Each bedroom is designed to offer comfort and privacy, making it an ideal retreat after a long day.

The thoughtful layout of the property enhances its functionality, making it suitable for both busy family life and relaxed gatherings.

One of the standout features of this home is the delightful south-facing garden. This outdoor space is perfect for enjoying sunny afternoons, hosting barbecues, or simply unwinding in a tranquil setting. The garden offers a wonderful opportunity for gardening enthusiasts or families with children to play and explore.

In summary, this detached house on Main Road in Sudbury is a remarkable find, combining spacious living areas, a generous number of bedrooms, and a beautiful garden in a sought-after location. It is an ideal choice for those seeking a comfortable and stylish family home in the heart of the Derbyshire countryside.

### Entrance Hall

A solid front entrance door gives access into the broad reception hallway, with stairs rising to the first floor, doors to principle rooms and a well-appointed guest cloakroom and utility/pantry off.

### Breakfast Kitchen 17'9" x 16'0" (5.43m x 4.88m)

The kitchen is fitted with a comprehensive range of wall and base units, together with full integral appliances, including a tall wine fridge, dishwasher, two ovens 5 ring hob.

### Sitting Room 16'6" x 15'10" (5.05m x 4.84m)

With large window and double doors opening out onto the courtyard.

### Dining Room 16'10" x 14'1" (5.15m x 4.31m)

With two floor to ceiling windows overlooking the rear courtyard, and electric feature fireplace.

### Utility Room 9'9" x 8'5" (2.98m x 2.57m)

The oil fired central heating boiler, work surface and plumbing for washing machine and tumble dryer.

### W/C

With inset wash hand basin and W/C

### Bedroom One 17'3" x 16'4" (5.26m x 5.00m)

Overlooking the rear elevation of the property, and boasts a large ensuite shower room with his and hers wash hand basins, W/C and Bidet.

### Bedroom Two 14'9" x 13'9" (4.51m x 4.20m)

With bespoke fitted wardrobes, and steps leading to another ensuite bathroom with inset bath, his and hers sinks, W/C and Bidet.

### Bedroom Three 10'0" x 8'7" (3.06m x 2.64m)

With window to the front elevation of the property.

### Bedroom Four 14'5" x 13'6" (4.40m x 4.12m)

With two windows overlooking the rear of the property, bespoke fitted wardrobes and ensuite shower room comprising of shower cubicle wash hand basin and W/C.

### Bedroom Five/Study 10'1" x 8'8" (3.09m x 2.66m)

With dual aspect views to the front and side of the property, this room could also be used as a study or home office.

### Annex

Offering a fantastic opportunity to create an independent annex or holiday let, subject to the necessary consents. Partially converted, with entrance hallway and stairs, fully equipped kitchen and a large former coal store/pantry, ideal as a sitting room. On the first floor there is a functional bathroom and two large rooms which offer a variety of uses, such as games room or home office. There is a useful independent store at ground floor level.

### Garage

There are two garages the first of which accessed by wooden stable style doors has a first floor storage area.

The second is also accessed via by wooden stable style doors.

### External Grounds

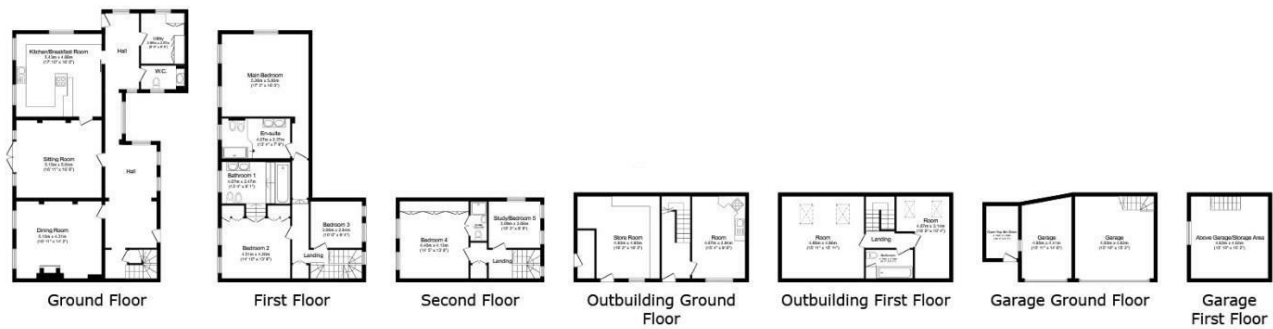
The front garden is landscaped with low maintenance in mind, having manicured box hedges and being well shielded by hedged and wrought iron railed boundaries walls.

The rear gardens which take in a delightful southerly aspect with large patio immediately to the rear of the house and broken up with planting and manicured box hedges. Good levels of privacy are enjoyed from mature evergreens, shrubs and trees.

The remainder of the garden is laid to lawn and edged with mature boarders and enclosed by fascinating brick walls. There is a further smaller brick outdoor garden store.



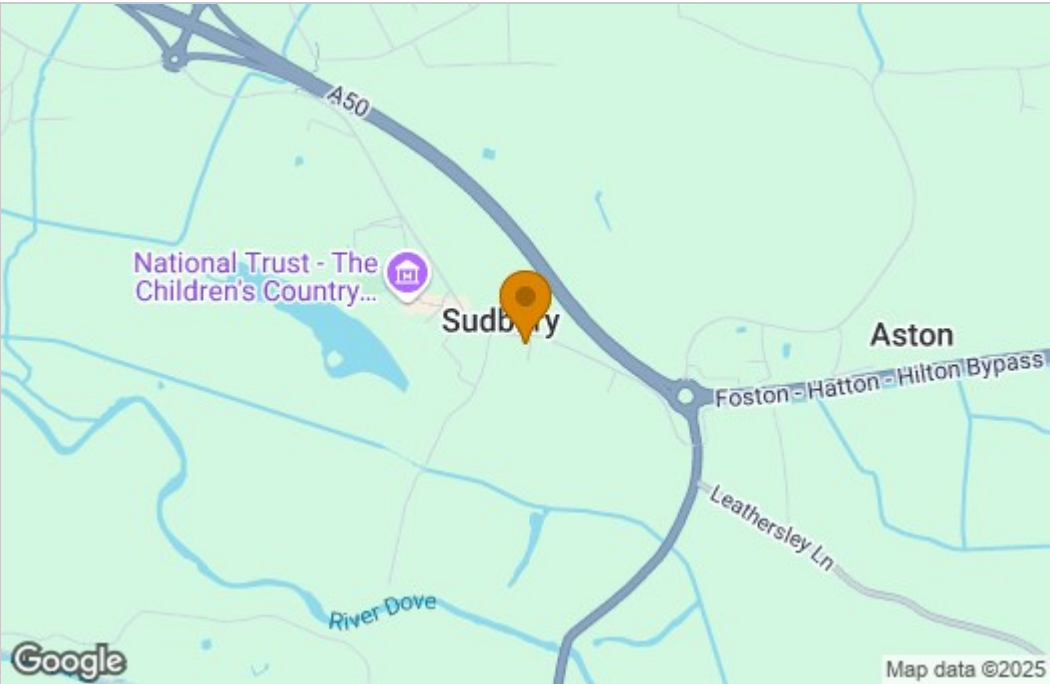
Floor Plan



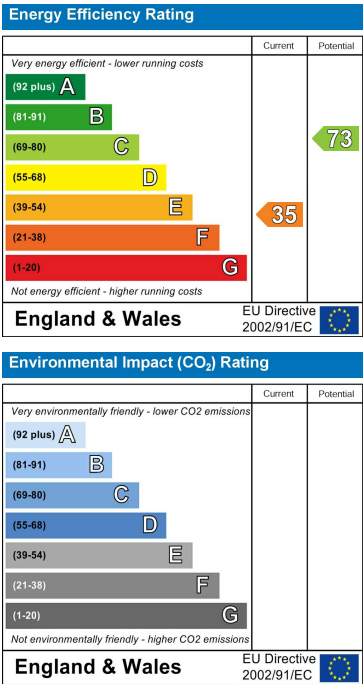
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



Area Map



Energy Efficiency Graph



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