



**Buxton Road, Ashbourne DE6 1EX**



**welcome to**

## **Buxton Road, Ashbourne**

A large five bedroom detached house with delightful gardens and views over the town. There is parking and turning for several vehicles and a detached double garage. The property has been very well maintained and presented whilst offering some potential for modernising.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**Entrance Hall:**

Full width uPVC double glazed windows and entrance door.

**Understairs Cloakroom:**

Having coat pegs.

**Four Steps Lead Up To:  
L Shaped Hallway:**

With radiator.

**Sitting Room:**

15' x 13' 2" ( 4.57m x 4.01m )

Delightful dual aspect with double glazed windows to two elevations; rustic brick fireplace with living flame coal effect gas fire and slate hearth. Radiator.

**Dining Room:**

9' 7" x 9' 2" ( 2.92m x 2.79m )

Front facing double glazed window providing delightful views over the adjoining landscaped gardens towards the Church Tower. Radiator.

**Kitchen:**

12' 9" x 7' 4" ( 3.89m x 2.24m )

Base and wall units in oak with work surfaces incorporating one and a quarter stainless steel sink unit. Built in appliances include four ring gas hob; Neff deep fat fryer with cooker hood above; double electric oven. Plumbing for dishwasher. Bistro table. The double glazed windows provide delightful views of the rose garden and lawned landscaped gardens. Radiator.

**Rear Entrance Hall:**

7' 1" x 7' 4" ( 2.16m x 2.24m )

Ceramic tiled flooring which continues from the kitchen. Rear facing double glazed window and half double glazed rear entrance door. Plumbing for washing machine.

**Utility Room:**

7' 4" x 7' 5" ( 2.24m x 2.26m )

Rear facing double glazed windows. Work station. Storage cupboards. Wall mounted Ideal Logic

ESP130 mains gas fired combi boiler.

**En Suite Bedroom:**

15' x 11' 2" max ( 4.57m x 3.40m max )

Dual aspect having delightful views to the side and front. Radiator. Ample space for wardrobes.

**En Suite Shower Room:**

11' x 5' 6" ( 3.35m x 1.68m )

Pampas suite with chrome fittings includes tiled shower with Mira shower; vanity wash hand basin; WC; bidet; paneled bath. Half ceramic tiled which complements the suite. Rear facing double glazed window. Extractor fan. Shaver point.

**Cloakroom / Wc:**

With pampas suite including WC and wash hand basin. Ceramic tiled flooring. Rear facing double glazed translucent window. Radiator.

**First Floor Galleried Landing:**

A gentle staircase rises to a half landing where windows to the front overlook the Church Tower and there are distant views over the horizon.

**Linen Cupboard:**

With slatted shelving.

**Bedroom:**

15' max x 18' max ( 4.57m max x 5.49m max )

Irregular shaped room which includes chimney breast. Front and side facing double glazed windows providing delightful views. Radiator.

**Bathroom / W C:**

5' 7" x 9' 7" ( 1.70m x 2.92m )

A suite comprising paneled bath with shower attachment; WC; bidet; vanity wash hand basin; ceramic tiled surface with storage cupboards beneath. Velux roof light.

**Bedroom:**

8' 9" x 9' 4" ( 2.67m x 2.84m )

Front facing double glazed window. Radiator.

**Bedroom:**

11' x 8' 9" ( 3.35m x 2.67m )

Delightful dual aspect room with stunning views to front and side. Radiator.

**Bedroom:**

14' 8" max x 9' max ( 4.47m max x 2.74m max )

Irregular shaped room. Velux roof light to the rear. Double glazed window to the side. Included within the measurements is a white wash hand basin with Formica surface having vanity mirror and shaver point. Radiator.

**Garage:**

17' x 19' 10" ( 5.18m x 6.05m )

With twin roller electric remote control doors. Power and lighting. Personal door and window to side.

**Parking Bay:**

17' 8" x 8' 3" ( 5.38m x 2.51m )

Adjacent to the garage is a parking bay.

**External Gardens:**

The property has beautifully professionally landscaped gardens which surround the property. A curved block paved driveway leads from Buxton Road towards the property where there is parking and turning space for several vehicles. Shaped lawns surround the property with box hedging, cotoneaster, roses and climbing ivy. The rear garden is mainly laid to lawn with substantial mature hedging to the rear and side boundaries. Spectacular views across Ashbourne over the Church Tower towards the countryside over the horizon.



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## Buxton Road, Ashbourne

- large five bedroom detached house with delightful gardens and views over the town
- Parking and turning for several vehicles
- Detached double garage
- The views from the upper floor are especially good
- Historic market town and more distant views to the countryside at the horizon

Tenure: Freehold EPC Rating: E

offers in the region of

**£499,999**

### directions to this property:

///flaunting.condiment.irony

go up buxton road from market place, past the church. half way up on the right. The church then the old burnt out house and then its 25 Buxton Road. Lots of space and turning for cars on the drive.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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