

property details **approval form**

11 Darne Mews, Hulland Ward, Ashbourne, Derbyshire, England, DE6 3GQ

Date: 23 October 2024

Property Ref and Version: ABN106144 - 0015

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers in the region of £750,000

Tenure: Freehold

>> **key features**

- > NO CHAIN
- > Oak Wood Flooring
- > Private balcony overlooking the garden with far-reaching views
- > Underfloor heating
- > Jacuzzi bath
- > High specification interior fittings and appliances.
- > Heatrae Sadia Advanced Plus Eco system
- > EPC Rating: B

>> **short description**

Situated in a quiet select development, double garage with parking for several vehicles, private landscaped garden with countryside views. Accommodation over three floors. ****Viewing essential****

>> **long description**

CHAIN FREE. An exceptional modern detached family home set in a enviable position within a exclusive development of executive properties. This property has stunning countryside views from the private balcony and rear terrace. The far reaching views can also be enjoyed from the first floor, floor to ceiling picture window and the bifold doors to ground floor.

From the reception hall the spacious, flexible living accommodation includes, guest cloakroom/wc, a large sitting room with bifold doors leading onto the rear garden, beautiful fitted kitchen with built in appliances and recessed shelving. The kitchen opens through into the dining room also enjoying bifold doors into the rear garden, utility room with boiler cupboard. At first floor, master bedroom with a stunning private balcony and ensuite shower room, bedroom two has a beautiful floor to ceiling rear window with countryside views, two further bedrooms and a bath and shower room/wc. At second floor, a further large bedroom and a large bath/shower room with Jacuzzi bath and spacious shower enclosure.

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The property offers exceptional finishing touches and is finished to a high standard throughout. The whole property benefits from double glazing and under tile/floor heating to the ground floor. The property has a large double garage and extensive parking to accommodate multiple cars. Plenty of turning space. Rear enclosed gardens with lawn and patios ideal for dining out enjoying the breathtaking views.

>> **directions**

>> **Agent Note**

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>> **room description**

Reception Hall

Oak double doors lead into the reception hall. Tiled floor with under tile heating and stairs ascend to the first floor. Doors from the hall lead into the kitchen, sitting room and cloakroom/wc.

Ground Floor Cloakroom/ Wc

With a low flush wc, vanity wash hand basin and tiled floor with under tile heating.

Kitchen

14' 9" x 9' 6" (4.50m x 2.90m)

With wall mounted base and wall cabinets and a breakfast bar with Quartz work surfaces. Stainless sink unit. Recess display shelving with under lighting. Integrated appliances include Siemens induction hob with extractor hood above, two eye level Siemens electric ovens, one with a warming drawer, integrated dishwasher and floor to ceiling fridge and freezer. Rear double glazed window. Tiled floor with undertile heating. Door leading into utility room. The Kitchen is open plan to the Dining Room.

Utility Room

9' 3" x 5' 7" (2.82m x 1.70m)

With base units and Quartz work surface, stainless steel sink unit and drainer. Integrated Whirlpool washing machine and White Knight tumble dryer. Front facing double glazed windows and a door to the side leading out to the exterior. Door to the boiler room.

Dining Room

16' 7" x 10' 7" (5.05m x 3.23m)

With tiled floor and under tile heating. Double glazed bifold doors open out onto the adjacent patio with beautiful views over the rear garden. Interior door leads into the:

Sitting Room

20' 8" x 13' 8" (6.30m x 4.17m)

A dual aspect sitting room with front facing double glazed windows and double glazed bifold doors opening out into the rear garden. There is oak flooring with underfloor heating. Kinder gas fire is a feature point of this lovely spacious room and has a marble surround.

First Floor Landing

With oak and glass balustrade and stairs ascending to the second floor landing. Radiator.

Master Bedroom

16' 2" x 10' 3" (4.93m x 3.12m)

With a double glazed window to the front and oak flooring. To the rear, bifold doors lead out onto the delightful private balcony overlooking breathtaking countryside views. Double hanging wardrobe and radiator. Door leads to the:

En-Suite Shower Room

A white and chrome suite including a double glass shower enclosure with rainhead shower, vanity wash basin and low

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flush wc. Chrome ladder heated towel rail and a front facing translucent window. Tiled floor.

Bedroom Two

16' 9" x 12' 3" (5.11m x 3.73m)

A feature floor to ceiling picture window offers beautiful countryside views to the rear and beyond! Oak flooring and radiator.

The current vendors have used this as a additional sitting room.

Bedroom Four

10' 11" x 10' 3" (3.33m x 3.12m)

Double glazed window to the rear. Radiator and oak flooring.

Bedroom Five

10' 11" x 10' 3" (3.33m x 3.12m)

Front facing double glazed window and radiator. Oak flooring.

Bathroom

9' 1" x 6' (2.77m x 1.83m)

A luxurious white and chrome fitted family bathroom with a glass shower enclosure and rainhead shower, vanity wash basin and low flush wc. Large bath with a fitted mirror television. Tiled floor and a chrome ladder heated towel rail.

Second Floor Landing

Oak and glass balustrade leads from the first floor landing. Double glazed Velux window. Storage cupboard houses the Heatrae air circulation unit.

Bedroom Three

13' 8" x 11' 11" (4.17m x 3.63m)

A very spacious room with two Velux rooflights flooding the room with natural daylight. A storage cupboard, radiator and oak flooring.

Bathroom

11' 11" x 11' 8" (3.63m x 3.56m)

A luxurious white bath/shower room comprising of, a large tiled Jacuzzi bath with a built in mirror television unit, vanity wash hand basin and low flush wc. Large enclosed glass shower cubicle with fitted rainhead shower. Heated ladder towel rail, storage cupboard, tiled floor and two Velux rooflights.

Double Garage

18' 7" x 17' 1" (5.66m x 5.21m)

A double garage fitted with electric doors, power and light. The roof has been boarded for storage. Mezzanine floor.

Exterior

To the front of the property theres is a generous driveway with ample parking and turning space for several vehicles. A

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>> **room description**

front lawned garden with lovely stocked borders. Exterior water tap and a pathway leads to the side of the property, through a side gate and into the enclosed rear garden.

The rear, south facing established garden has been landscaped and offers lawned areas enjoying well stocked borders with shrubs and trees. Lovely patio areas which are perfect for sitting out and enjoying the stunning views across the rear countryside. Water tap, Log lap shed and power point.

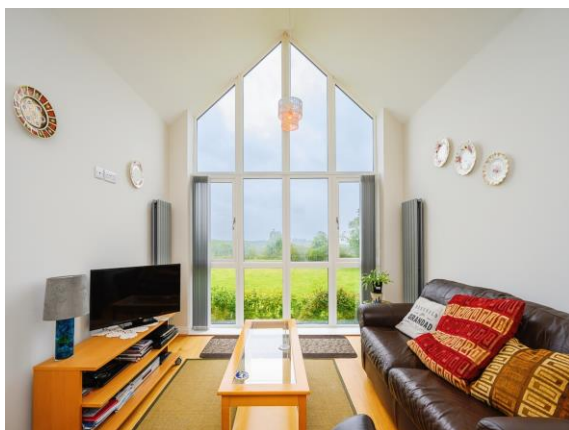
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>> property images



Your Bagshaws Residential office: 1 Shawcroft Centre, Dig Street, ASHBOURNE, Derbyshire, DE6 1GF
T 01335 346677 E Ashbourne@bagshawsresidential.co.uk

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>> **property images**



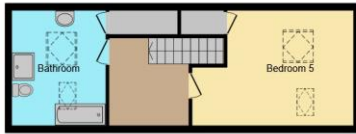
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>> floor plan



Second 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.

>> approval

	Signature	Date
Charlotte Torrington		
Mrs S.C. Rayner		