



The Green Road, Ashbourne DE6 1ED

welcome to

The Green Road, Ashbourne

Bagshaws Residential are pleased to market this five bedroom detached property, offering exceptionally, well presented accommodation to a high standard and specification at the sought after location of The Green Road in Ashbourne. Early viewings advised.



Entrance Door

Under a storm porch leading into...

Inner Hall

Hardwood front door opening onto enclosed porch with black and white design floor tiles, feature side floor to ceiling windows and open brickwork. Electric radiator. Inner front door with decorative stain glass panels

Entrance Hall

Large hallway space with built in-cupboards providing storage and power (suitable for storing printers and other media). Window to side with plantation shutters. Built in airing cupboard with high pressure water cylinder (including immersion switch). Polished porcelain floor throughout hall, cloakroom and open plan kitchen/utility/family room.

Cloakroom

W.C, vanity wash basin and plantation shutters, radiator,

Dining Room

12' 1" x 9' 8" (3.68m x 2.95m)

With hand crafted, built in, floor to ceiling, bespoke cabinetry to either side of the central chimney breast. Large feature fireplace with marble insert and hearth. Plantation shutters.

Lounge

13' 11" into recess x 15' 6" into bay (4.24m into recess x 4.72m into bay)

Bespoke storage with cupboard and drawers adjacent to the central chimney breast. Large feature polished cast iron fireplace with granite insert and hearth. Wall mounted HDMI TV points and Sky point. Plantation shutters into bay window and side window & radiator.

Family Room

13' x 8' 10" (3.96m x 2.69m)

Recessed fireplace with wood burning stove (6 kilowatts), original butlers pantry storage. Sky point.

Breakfast Kitchen

18' 4" x 11' 6" (5.59m x 3.51m)

Comprehensive range of fitted units with granite worktops & breakfast bar, Franke sink, Rangemaster

cooker (2 electric ovens, 1 grill and 5 gas hobs), integrated dishwasher & microwave, and Samsung American style fridge freezer with water dispenser Breakfast bar with feature overhead lights. Large velux windows providing ample daylight. Plantation shutters on windows and bi-fold doors leading onto rear patio.

Utility Room

10' 7" max x 10' 5" max (3.23m max x 3.17m max)

Large utility with back door providing useful access to rear garden. Full range of base and wall mounted cupboards/draws, sink, freestanding fridge/freezer and space for washing machine & separate dryer.

First Floor Landing

Built in storage cupboard with shelving and large side window with plantation shutters, radiator, downlights

Bedroom Two

15' 2" max x 12' 1" max (4.62m max x 3.68m max)

Radiator, fireplace, window to front elevation with shutters, one window with side elevation, with access to Jack & Jill en suite

Bedroom Three

12' 11" x 10' 4" (3.94m x 3.15m)

Large double bedroom with access to Jack & Jill en suite and decorative cast iron feature fireplace. Sky point, radiator,

Jack & Jill En Suite

2 vanity wash bowls on marble counter top providing separate sinks for each of the adjacent bedrooms with large wall mounted mirror above with motion sensor lights and de-mist functionality. Walk-in double shower with rainfall shower over, WC, wall mounted mirror storage cupboard and heated chrome radiator. Velux window overhead.

Bathroom

Feature roll top bath with wall mounted mixer tap, W.C, hand basin with wall mounted mirror above with motion sensor lights and de-mist functionality, feature spotlights, plantation shutters on window. Chrome heated towel rail. Granite floor tiles

Walk In Storage Room

With wall mounted boiler, side window, airing rail and granite floor tiles

Bedroom Four

12' 11" max x 10' 3" max (3.94m max x 3.12m max)

Double bedroom with varnished timber floor and cast iron fireplace. Sky Point

Bedroom Five

10' 8" x 8' 6" (3.25m x 2.59m)

Velux window, plantain shutters to window and central heating radiator.

Landing 2nd Floor

Having Velux window, downlights.

2nd Floor Master Suite

16' 5" x 13' 9" (5.00m x 4.19m)

Large double bedroom with high pitched feature ceiling and 3 Velux windows. Sky point. Glazed double doors leading to ensuite and separate door to dressing area. Side storage in eaves.

Dressing Room

Fully equipped dressing area with bespoke fixtures comprising hanging rails, drawers and feature LED lighting.

2nd Floor En Suite

Tiling, mains shower cubicle, heated towel rail, downlights, radiator, W.C, floating wash vanity, French doors to Juliet balcony, downlights.

Exterior And Gardens

Rear garden: Low level patio for alfresco dining with steps to upper decking area with outdoor electrical power points and extensive lawns beyond. Greenhouse, shed and wooden children's playframe with swings and slide. Front garden: Deep foregarden with sweeping drive, outdoor electric power point/lights and electric remote operated wrought iron gates.

Detached Garage

18' 5" x 8' 7" (5.61m x 2.62m)

Single story garage with shelving, lighting and electrical power points.



view this property online bagshawsresidential.co.uk/Property/ABN106066



welcome to

The Green Road, Ashbourne

- The accommodation is to a high standard and specification
- Generous inside space
- Detached garage
- Within walking distance to Ashbourne town centre
- Luxury master with dressing room and ensuite

Tenure: Freehold EPC Rating: C

offers in the region of

£799,950



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/ABN106066



Property Ref:
ABN106066 - 0020

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01335 346677



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE,
Derbyshire, DE6 1GF



bagshawsresidential.co.uk