



Drovers Way, Ashbourne DE6 1NZ

welcome to

Drovers Way, Ashbourne

This five bedroom detached home briefly comprises of entrance hall, cloakroom, study, lounge, pergola, dining room, kitchen, utility room, landing, bedroom one, ensuite, bedroom two, bedroom three, bedroom four, bathroom, bedroom five, front and rear garden and double integral garage.



Entrance Door

Under a storm porch leading into...

Entrance Hall

Having Italian porcelain tiled floor with underfloor heating, central heating radiator, double glazed windows to the front, refitted feature oak and glass staircase, under stairs cupboard, french doors leading into the lounge and dining room, glazed door leading into the kitchen.

Cloakroom

7' 7" x 9' 9" (2.31m x 2.97m)

Italian porcelain tiled floor with underfloor heating, wc with double glazed window to the front, heated towel rail and a wash vanity unit.

Study

7' 7" x 9' 9" (2.31m x 2.97m)

Central heating radiator, double glazed window to the front and down lights.

Lounge

21' 7" plus bay x 12' 2" into recess (6.58m plus bay x 3.71m into recess)

Double glazed bay window to front, two central heating radiators, feature fireplace housing a gas fire, wall lights, french doors into hallway, french doors to the rear pergola.

Pergola

12' 5" x 9' 6" (3.78m x 2.90m)

Patio base, manual roller screens, remote controlled electric louvre roof, heaters, integral LED lighting, outdoor sockets, glass windows.

Dining Room

11' 9" x 10' 8" (3.58m x 3.25m)

Italian porcelain tiled floor with underfloor heating, french doors into hall, central heated radiator, French doors to the rear garden, two double glazed windows to the side.

Kitchen

23' 1" max x 13' 8" max (7.04m max x 4.17m max)

Two central heated radiators, down lights, room for American style fridge freezer, a range of wall base and matching drawer units, Neff integrated hide and slide cooker and microwave, Neff integrated warming drawer, integrated dishwasher, One and a half bowl sink, instant hot water tap, feature island breakfast bar with integrated wine fridge, Neff induction hob and Neff remote control extractor. Two double glazed windows to the rear, skirting lighting, door to garage.

Utility Room

7' 4" x 5' 2" (2.24m x 1.57m)

Tiling, central heating radiator, upvc door to the side, plumbing for washing machine, room for a dryer, central heating boiler, cupboards and a stainless steel sink.

Landing

Loft access, central heating radiator, double glazed window to the front elevation, airing cupboard housing cylinder.

Loft Space

Being fully boarded.

Bedroom One

16' 2" x 12' 11" plus recess (4.93m x 3.94m plus recess)
Double glazed bay window to front elevation , walk through wardrobes, downlights, two central heating radiators.

Ensuite

Tiling, walk in mains shower with wifi control, downlights, heated towel rail, wc, floating wash vanity unit, cupboards, shelving, double glazed window to rear elevation.

Bedroom Two

14' 5" max x 11' 5" max (4.39m max x 3.48m max)
Double glazed window to rear elevation, wardrobes, central heated radiator.

Bedroom Two Ensuite

Tiling, wc, double glazed window to the rear elevation, wash vanity unit, mains shower cubicle, heated towel rail, downlights.

Bedroom Three

12' 11" x 9' 8" (3.94m x 2.95m)

Double glazed window to the rear elevation, central heating radiator.

Bedroom Four

12' 2" x 9' 8" (3.71m x 2.95m)

Double glazed window to rear elevation and central heating radiator.

Bathroom

Italian porcelain tiled floor with underfloor heating, mains shower cubicle, double glazed window to the front elevation, floating wash vanity, wc, free standing bath, heated towel rail, downlights.

Bedroom Five

12' 6" x 11' 8" (3.81m x 3.56m)

Double glazed window to front elevation, central heated radiator.

Front And Rear Gardens

The property is accessed via communal private gates via a shared driveway leading to a block paved/tarmac driveway. To the front of the property there is plantings gravel areas and hedge boundaries.

To the rear of the property there is a patio area, stone and timber boundaries, lawn area, flower beds and plantings, outdoor tap and outdoor light, a path and side path leading to timber side gate.

Double Integral Garage

18' 10" x 16' 4" (5.74m x 4.98m)

Having two manual up and over doors, power and lighting.

Agent Note:

Pergola is included in the sale if asking price is met. Alternatively the Pergola will be available at an additional cost.



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welcome to

Drovers Way, Ashbourne

- Detached Family Home
- Spacious
- Double Garage
- Gas Central Heating
- Refurbished By Current Owner

Tenure: Freehold EPC Rating: C

offers in the region of

£800,000

directions to this property:

What Three Words - ///choppers.baseline.crate



Please note the marker reflects the postcode not the actual property

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Property Ref:
ABN106159 - 0004

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