



Woodlands View The Green Road,Ashbourne DE6 1ED

welcome to

Woodlands View The Green Road, Ashbourne

The property in brief comprises of an Entrance Hallway; Guest Cloakroom; Study; Lounge/Diner; Family Room; Kitchen/Garden Room: Utility Room; Ground Floor Shower Room; Five Bedrooms; Two Ensuites; Family Bathroom; Gardens; Double Garage.



Entrance Door:

Under a storm porch with hard landscaped area; leading into...

Hallway:

Having tiled flooring; central heating control; alarm control; stairs to the first floor accommodation; doors off to...

Guest Cloakroom:

Having double glazed window to the front; W.C.; wash hand basin; tiling.

Study:

11' 11" Minimum x 8' 6" Minimum (3.63m Minimum x 2.59m Minimum)
Having double glazed window to the front.

Lounge/Diner:

27' 11" Maximum x 17' 10" Maximum (8.51m Maximum x 5.44m Maximum)
Having double glazed window to the front and rear; feature fireplace housing a log burner; Upvc door to the rear; wall lights.

Family Room:

12' 11" x 12' 5" (3.94m x 3.78m)
Having french Upvc doors to the rear; engineered laminate flooring; wall lights.

Kitchen/Garden Room:

24' 10" Maximum x 12' 5" Maximum (7.57m Maximum x 3.78m Maximum)
Having a stunning refitted kitchen with extended gardening room consisting of tiled flooring; a range of wall, base and matching drawer units; granite worktops; range master cooker with gas hob; extractor; integrated fridge freezer; integrated microwave; integrated dishwasher; sink; fridge freezer; double glazed windows to the side and rear; Upvc bifold doors to the rear; further unit with solid wood worktop; wine bottle storage; downlights; underfloor heating.

Utility Room:

10' x 9' 10" (3.05m x 3.00m)
Having tiled flooring; a range of wall and matching base units; stainless steel sink; plumbing for a washing machine, and a tumble dryer; double glazed window to the side; downlights.

Inner Lobby:

Having tiled flooring; cupboard housing Earth Linked heating and cooling system; loft access.

Ground Floor Shower Room:

Having underfloor heating; tiling; electric shower; downlights.

Landing Area:

Having loft access; central heating control; doors off to...

Bedroom One:

17' 11" Maximum x 14' 8" Maximum (5.46m Maximum x 4.47m Maximum)
Having double glazed window to the front elevation; exposed beam; fitted wardrobes and dresser.

Ensuite:

Having tiling; mains shower cubicle; W.C.; wash hand basin; downlights; exposed beam; wall light with socket; velux window; heated towel rail.

Bedroom Two:

12' 1" Maximum x 11' 6" Maximum (3.68m Maximum x 3.51m Maximum)
Having double glazed window to the rear elevation; cupboard.

Ensuite:

Having tiling; mains shower cubicle; W.C.; wash hand basin; downlights; cupboard.

Bedroom Three:

12' 7" x 11' 8" (3.84m x 3.56m)
Having double glazed window to the front elevation; exposed beam; wall lights.

Bedroom Four:

12' 11" x 10' 6" (3.94m x 3.20m)
Having double glazed window to the rear elevation; fitted wardrobes.

Bedroom Five:

10' 10" x 8' 11" (3.30m x 2.72m)
Having double glazed window to the rear elevation.

Family Bathroom:

Having underfloor heating; mains shower cubicle; Toto Washlet smart toilet; floating wash vanity unit; bath; heated towel rail; double glazed window to the side elevation; airing cupboard housing consumer unit; downlights; tiling; cupboard with lights and power.

Gardens:

The property is accessed via tree covered shared private driveway leading to a stunning block paved driveway. To the front of the property there is stone and timber boundaries; a variety of plantings; trees; gravel area; outdoor lights; EV charger; side path leading to metal side gate. The rear landscaped private gardens are perfect for hosting social events with a variety of patio areas; lawn area; pond; footpath; flower beds; plantings; timber boundaries; raised stone beds; hedge borders; trees; greenhouse; outdoor lights; outdoor sockets; gravel area; outdoor tap; log store; solar panels.

Double Garage:

22' 1" x 18' 4" (6.73m x 5.59m)
Having electric roller door; Upvc personal door; access to inner lobby; double glazed window to the side; gas boiler providing hot water; two water pressure accumulators that boost mains water pressure; access to boarded lost space; consumer unit; power; lights; alarm control.

Please Note:

Photos have been taken using a wide angle lens.



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Woodlands View The Green Road, Ashbourne

- Detached Family Home
- Double Garage
- Ground Source Heat Pumps & Solar Panels
- Extended
- Improved By Current Owners

Tenure: Freehold EPC Rating: B

£865,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ABN106279 - 0010

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 **bagshaws residential**



01335 346677



Ashbourne@bagshawsresidential.co.uk



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



bagshawsresidential.co.uk