



The Green Road,Ashbourne DE6 1EE

welcome to

The Green Road, Ashbourne

A stunning and spacious four-bedroom detached family home in the heart of Ashbourne, offering a perfect blend of modern living and character features. This beautifully presented property boasts an open-plan kitchen and dining area, multiple reception rooms, a log burner, and a luxurious master suite



Entrance Hall

12' 5" Max x 6' 10" Max (3.78m Max x 2.08m Max)

Upon entering the property, the entrance hall provides access to the downstairs WC, living room, sitting room which leads through to the dining area. The space benefits from tiled underfloor heating and under-stairs storage.

Cloakroom

Containing W.C, sink and window to the front.

Living Room

12' 11" x 11' 10" (3.94m x 3.61m)

The living room is a charming retreat, benefiting from carpeted flooring dual aspect with shutter blind window to the front and side. The standout feature is the log burner, set on a stone base, perfect for creating a warm and inviting atmosphere.

Sitting Room

13' 6" Max x 12' 5" (4.11m Max x 3.78m)

A comfortable and inviting space featuring carpeted flooring, shutter blinds, and windows to the front and side. Bi-folding doors seamlessly connect this room to the living room, allowing for an open-plan or separate living arrangement as desired.

Dining Area

10' 4" x 10' 2" (3.15m x 3.10m)

The dining area is ideal for entertaining, boasting tiled flooring and an open-plan design that flows into the kitchen/living area.

Kitchen

The heart of the home, this well-appointed kitchen features tiled flooring, granite worktops within fitted units, a Range Master cooker with a five-ring induction hob and extractor fan over, as well as a peninsular bar. There is an abundance of high and low cupboard space and integrated appliances; fridge, freezer and undercounter dishwasher. Natural light floods the room through the windows to the side and rear in addition to the double doors leading to the garden.

Utility

6' 10" x 6' 7" (2.08m x 2.01m)

A practical and well-designed space, the utility room benefits from fitted units, spot lighting, under counter washing machine and tumble dryer and side access to the rear garden. The utility room also houses the new combi boiler, fitted in october 2024

Landing

15' 1" x 6' 9" (4.60m x 2.06m)

The newly carpeted landing and stairs (January this year) provide access to three bedrooms and the family bathroom. It also features a radiator and storage cupboard.

Bedroom One

13' 6" Max x 12' 6" Max (4.11m Max x 3.81m Max)

A generous double bedroom with carpeted flooring, a window to the front with shutter blinds, a radiator, and an additional window to the side elevation.

Bedroom Two

13' x 11' 11" (3.96m x 3.63m)

A well-proportioned double bedroom featuring newly carpeted flooring, shutter blinds, a radiator, and windows to both the front and side elevations.

Bedroom Three

10' 5" x 10' 4" (3.17m x 3.15m)

This bedroom includes fitted cupboard, carpeted flooring, a window to the rear with shutter blinds and a radiator.

Family Bathroom

A stylish and modern family bathroom, complete with a P-shaped bath with a main water shower overhead, WC, sink basin with a chrome mixer tap, towel radiator, and an obscure window with fitted blind to the rear

Landing To Second Floor

leads up to the extension which was carried out in 2004.

Main Bedroom

15' 6" x 13' 5" (4.72m x 4.09m)

A true retreat, the master bedroom within the eves of the property features carpeted flooring, a radiator, a window to the rear and two Velux windows to the front. The adjoining dressing area is fitted with down lights, wired in fire alarm, wardrobes, carpeted flooring, a radiator, and two Velux windows.

En Suite

A modern ensuite shower room, featuring a walk-in main shower, spot lighting, WC, extractor fan, towel radiator, sink with chrome mixer tap, and an obscured window to the rear.

Outside

To the side of this beautiful property, a striking brick wall entryway leads to a stylish cobble-imprinted concrete driveway, framed by mature shrubs for added privacy and curb appeal. The property benefits from convenient rear access, leading to a thoughtfully designed rear garden.

To the rear, an Indian sandstone patio provides the perfect space for outdoor entertaining, complemented by a raised wall filled with planted shrubs. A well-maintained lawn stretches beyond, bordered by a neatly trimmed hedge, creating a serene and private retreat along with a dedicated seating area with a gazebo with tilting roof ensures enjoyment in all weather conditions.

Garage

17' 6" Max x 9' 3" (5.33m Max x 2.82m)

Fitted with modern Horman door and fitted cupboards to rear.

Agents Note

Ground floor benefits from thermostatic controlled underfloor heating with radiators to the upstairs.



view this property online bagshawsresidential.co.uk/Property/ABN106496



welcome to

The Green Road, Ashbourne

- Detached
- Four-Bedrooms
- Garage
- Driveway
- Walking Distance To Town

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers in the region of

£680,000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/ABN106496



Property Ref:
ABN106496 - 0012

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