



**Hambleton Close, Ashbourne DE6 1NG**

**welcome to**

**Hambleton Close, Ashbourne**

A beautifully presented five bedroom home in a sought after location in Ashbourne, offering exceptional space and flexibility with separate living, dining, kitchen, utility and the feature of the large conservatory overlooking the rear garden. Double garage and ample drive to the front.



### **Entrance Porch**

4' 11" x 2' 5" ( 1.50m x 0.74m )

### **Entrance Hall**

17' 2" x 5' 9" ( 5.23m x 1.75m )

Entering the property from the entrance porch, leading to the hallway, you are greeted with a feature galleried landing with wooden balustrade and spindles. The hallway provides access into the lounge, dining room, kitchen and cloakroom.

### **Cloakroom**

Provides W.C, sink with cupboards underneath and chrome mixer taps over. Radiator.

### **Lounge**

17' 3" plus bay window x 11' 9" ( 5.26m plus bay window x 3.58m )

A spacious room with great features from the bay window overlooking the front of the property, to the oak and marble effect fireplace and surround, giving the room character. The room is carpeted and contains ceiling and wall lights. The addition of double doors leading into the dining room allows for a great flow to the downstairs.

### **Dining Room**

11' 9" x 10' 1" ( 3.58m x 3.07m )

The dining room provides a radiator, wooden effect flooring and access to the hallway, lounge and conservatory, through double glazed French Doors.

### **Kitchen**

13' 6" max x 10' 1" max ( 4.11m max x 3.07m max )

An effectively designed Howdens refitted kitchen, with a range of shaker style fitted base and wall units, marble effect worktops and tiled splash backs. Integrated four ring induction hob with a double hood over, oven and 1.5 stainless steel sink with an insinkerator hot tap. Plumbing for dishwasher and space for standing fridge freezer. A useful bar style seating area with cabinets under. Window to the rear, overlooking the conservatory and access to the utility room and hallway.

### **Utility**

10' 1" x 5' 3" ( 3.07m x 1.60m )

The space houses the boiler and contains fitted base units with marble effect worktop and a full height storage cupboard, 1.5 sink with chrome taps, plumbing for washing machine and dryer, window to the side and a door to the rear.

### **Conservatory**

8' 11" plus recess x 26' 7" ( 2.72m plus recess x 8.10m )

Boasting a good sized multifunctional conservatory to the rear of the property, it consists of grey slate flooring with UPVC windows, double French doors leading out onto the patio as well as an additional single door to the side. Currently used as somewhere to relax and unwind with extra seating and dining space, allowing for indoor/outdoor living.

### **Landing**

14' 9" x 6' 5" ( 4.50m x 1.96m )

Access to the bedrooms, the bathroom, airing cupboard and the partly boarded loft.

### **Bedroom One**

11' 2" x 14' 8" ( 3.40m x 4.47m )

A well appointed carpeted master with window to the front elevation, radiator and fitted wardrobes and drawers.

### **Ensuite**

Comprises in electric shower on a corner base, W.C, sink and window to the front.

### **Bedroom Two**

10' 11" x 11' 2" ( 3.33m x 3.40m )

Provides wooden look flooring, window overlooking the rear garden, fitted wardrobes and radiator.

### **Bedroom Three**

7' 4" max x 16' 11" plus recess ( 2.24m max x 5.16m plus recess )

A good sized room with two radiators, access to the rear of the loft space and a window to the front elevation.

### **Bedroom Four**

10' 2" x 9' 7" ( 3.10m x 2.92m )

The bedroom has wooden look flooring, window to the rear of the property with a radiator underneath.

### **Bedroom Five**

8' 3" x 7' ( 2.51m x 2.13m )

This room is currently used as a study/office, comprising of wooden look flooring, radiator and window to rear elevation.

### **Bathroom**

A modern fitted bathroom fully tiled. White three piece suite comprising of electric shower over bath, WC and sink. Convenient mirrored wall cabinets, radiator and window to the rear.

### **Outside**

To the front of the property, you are greeted by a generous driveway providing ample parking, gravel area and stocked with mature shrubbery. The additional benefit of a double garage with up and over doors, power and lighting adds to the appeal.

To the rear of the property, a charming garden offers a stunning limestone patio with granite edging, extends from the conservatory, offering the perfect space for outdoor dining and relaxation. The patio seamlessly transitions into a well maintained lawn. Surrounding the lawn you will find a variety of plants and shrubs to the borders. To the back of the garden, there is a metal shed on a solid base. Additional seating on a gravel seating area then follows on, completing the garden. The fence and hedge to the borders allows for an enclosed space.

### **Agent's Note**

Tree Preservation Order on Oak trees located on the property.



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welcome to

## Hambleton Close, Ashbourne

- 5 Bedrooms
- Detached
- Double Garage
- Stunning Conservatory
- Ample Driveway

Tenure: Freehold EPC Rating: C

**£500,000**



Please note the marker reflects the postcode not the actual property

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