



The Park, Mayfield Ashbourne DE6 2HT

welcome to

The Park, Mayfield Ashbourne

A spacious four-bedroom detached family home in the highly sought-after village of Mayfield. Featuring a generous lounge, modern kitchen diner, study, and double garage with automatic doors. Offered to the market with no onward chain!



Entrance Hall

Upon entering the property, you are greeted by a bright hallway with stylish oak flooring and neutral décor with the staircase rises to the front left.

Cloakroom

Just off the hallway, you'll find a downstairs cloakroom, fitted with tiled flooring, a WC, and a sink with a chrome mixer tap-perfect for guests and everyday convenience.

Lounge

19' 3" x 13' 8" (5.87m x 4.17m)

A generously sized and welcoming living space, the lounge features solid oak flooring throughout and is bathed in natural light from a large five-panel bay window to the front. A stunning focal point is the contemporary wood burner, perfect. Three bi-folding doors provide access to the rear garden along with additional features including modern spotlighting and a bespoke backlit feature wall.

Study

12' 1" x 8' 4" (3.68m x 2.54m)

Accessed directly from the lounge, the study is a versatile space ideal for a home office, reading room, or occasional guest area. The room continues the solid oak flooring theme and includes a UPVC window to the rear, a radiator, and ample space for furniture. This room can easily be adapted for formal dining, if desired.

Kitchen/ Dining Room

28' 4" x 9' 11" (8.64m x 3.02m)

The heart of the home, the kitchen diner, showcases a modern and tasteful design. It features a double oven, a four-ring electric induction hob with extractor fan above, and a full range of high and low cupboards with wooden doors and long brushed steel handles. Tiled flooring and a complementary tiled splashback tie the room together, while integrated appliances include a dishwasher and washing machine. A freestanding fridge is also included. A stainless steel sink is positioned beneath a rear-facing window, with a second window to the

side offering dual aspect views. The room is completed with spotlighting, two radiators and a rear door provides access to the garden.

Landing

The first floor is accessed via a carpeted staircase with elegant wooden spindles and a solid handrail, providing a traditional yet stylish feel. The landing offers loft access for additional storage and connects to all four bedrooms and the family bathroom.

Main Bedroom

19' 3" x 13' 11" Max (5.87m x 4.24m Max)

The main bedroom is a spacious dual-aspect room, enjoying natural light from both the front and rear elevations. It features fitted carpet, two radiators, and built-in wardrobes offering ample storage. This space benefits from its own private en-suite shower room, ideal for modern family living.

En Suite

The en-suite is finished to a high standard and includes a mains-fed waterfall walk-in shower with glass screen, vinyl flooring, WC, and a sink with chrome hot and cold mixer taps. Additional features include a chrome towel radiator, a shaver point, and an obscured-glass rear window for privacy along with spotlighting.

Bedroom Two

10' 1" x 10' 1" (3.07m x 3.07m)

Situated at the front of the property, bedroom two is a well-proportioned double room with carpeted flooring, a radiator, and a front-facing window providing pleasant views and good natural light.

Bedroom Three

10' x 8' 9" (3.05m x 2.67m)

Found at the rear of the home, bedroom three includes a fitted wardrobe, a radiator, a side-facing window and is fully carpeted. It offers a peaceful setting ideal for a guest room.

Bedroom Four

12' 3" x 6' 10" (3.73m x 2.08m)

Currently arranged with a single bed, bedroom four is a flexible room that could serve as a fourth bedroom, a nursery, a second home office, or a hobby space. It features a front-facing window, carpeted flooring and a radiator-ideal for adapting to your changing needs.

Bathroom

The main bathroom is thoughtfully designed with a mix of practicality and style. It features a tiled floor and part-tiled walls, WC, a sink with chrome mixer tap, and a P-shaped bath with an overhead waterfall shower and separate handheld attachment. Additional touches include a chrome towel radiator, an extractor fan, a shaver point, and an obscured-glass window to the rear for privacy and ventilation.

Outside

Externally, the property continues to impress. To the front, a high hedge provides privacy while a decorative low border hedge frames the wide block-paved driveway. An attractive open brick porch adds both character and shelter. Side gated access leads to a beautifully landscaped rear garden, featuring a level patio area ideal for entertaining, a gently sloping lawn, mature shrubs, and fenced boundaries. Keen gardeners will enjoy the inclusion of vegetable beds, and a garden shed offers practical outdoor storage.

Garage

18' 4" x 15' 10" (5.59m x 4.83m)

The detached double garage benefits from remote-controlled electric rolling doors, internal power and lighting, and rear access from the garden. It also houses the property's boiler, making it a functional extension of the home.



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The Park, Mayfield Ashbourne

- ** Open House Saturday 17th May 10-2. Book today!**
- Four-bedrooms
- Detached
- En-suite
- Double Garage With Electric Doors

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: F

offers in the region of

£530,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
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