



The Ashes Moor End, Ashbourne DE6 1LQ

welcome to

The Ashes Moor End, Ashbourne

A spacious four bedroom detached home situated in the charming hamlet of Moorend, Bradley with beautiful additional land behind the rear garden. Offering versatile accommodation, stunning gardens and an exceptional setting, viewings are highly recommended.



Entrance Hall

15' 7" x 6' 6" (4.75m x 1.98m)

Entering the property from the porch and through the wooden front door, you are greeted with beautiful limestone flooring. The space provides access to the lounge, further reception room/Bedroom four, bathroom, dining kitchen and staircase to first floor.

Lounge

12' x 18' 3" plus bay window (3.66m x 5.56m plus bay window)

A generously sized and character filled lounge, beautifully enhanced by wood flooring and a charming wooden door with traditional latch detail. A feature bay window to the front of the property with built in storage underneath creates a bright and inviting atmosphere. A stunning fireplace offering a focal point also adds to the appeal.

Dining Kitchen

Kitchen (11'08" - 19'11")

The heart of the home is the spacious L shaped dining kitchen featuring limestone floor with underfloor heating. The room is flooded with natural light from windows on three walls as well as a glass door set in a wooden frame. An additional door connecting the space to the conservatory is also provided, creating a lovely indoor-outdoor flow. The kitchen area is thoughtfully laid out with a range of base units, subway tile splashback, useful integrated one and a half sink beneath a window overlooking the front and a five ring gas hob with electric oven.

Dinning (13'01" - 15'07")

The spacious dining area offers ample room for a dining table and is currently arranged to include a relaxed seating area, ideal for family living and entertaining. Additional base units and a second sink enhances the functionality of the space, providing excellent storage options.

Conservatory

10' 1" x 12' 9" (3.07m x 3.89m)

A versatile brick base conservatory offering an

inviting extension of the living space, ideal for year round enjoyment. Featuring tiled flooring with underfloor heating, power and lighting. Double doors open directly onto the beautiful mature gardens, connecting the space to the outdoors.

Bathroom

A well appointed ground floor bathroom featuring a three piece suite. Comprising a panelled bath with mains shower over, WC and a sleek sink set within a vanity unit providing useful additional storage. Decorated with wall tiles and spot lighting as well as a window to the side.

Reception Room/ Fourth Bedroom

18' 11" max x 12' (5.77m max x 3.66m)

Currently used as an additional reception room, this flexible space offers the potential to serve as a fourth bedroom if desired. It features a charming log burner creating a warm atmosphere, with windows overlooking the rear garden and into the conservatory. Fitted wardrobes provides excellent built in storage and there is also convenient access to the loft.

Landing

The carpeted galleried landing provides access to three double bedrooms, shower room and loft space.

Bedroom One

13' max x 15' 2" plus recess (3.96m max x 4.62m plus recess)

A spacious master bedroom enjoying dual aspect with views to both the front and rear of the property, allowing for an abundance of natural light. The room features the continued charming wooden door, spot lighting, radiator and wooden flooring. Generously sized, this bedroom offers ample space for bedroom furniture.

Bedroom Two

11' 11" max x 11' 2" Restricted Head Height (3.63m max x 3.40m Restricted Head Height)

A bright double bedroom featuring a side facing window and additional skylight, filling the room with

natural light. The room also has a radiator and fitted wardrobes, providing excellent built in storage.

Bedroom Three

16' 9" x 8' 5" (5.11m x 2.57m)

The third bedroom is another comfortable double, featuring a useful recessed area, ideal for use as a dressing space, reading nook or fitted storage. There is a skylight to the side elevation and finished with carpet flooring and a radiator. Restricted Head Height (6'09" - 5'4")

Shower Room

A practical upstairs shower room comprising in a mains fed shower unit, pedestal basin and WC. The space benefits from a rear facing window, spot lighting and finished with carpeted flooring.

Double Garage

17' 4" x 17' 7" (5.28m x 5.36m)

A double garage with an abundance of potential. Features up and over doors, power and lighting as well as a convenient side access door. The interior has been boarded to create a second level, offering excellent opportunity to turn it into an annex, with planning permission, or to create a home office, studio or hobby space.

Outside

The property is set back behind a generous block paved driveway, providing ample off road parking in addition to the double garage. The front garden also accommodates the oil tank and log storage, with mature shrubs and hedges to borders offering a sense of privacy. There is side access that leads to the rear of the property.

To the rear, the charming garden has plenty to offer with a patio area perfect for outdoor dining and entertaining. A pond, two greenhouses and well established hedges contribute to the garden's character, with a fence along the right hand side for added definition. The septic tank is discreetly positioned in the ground, within the rear garden. A garden path connects the rear garden to the



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- Village of Bradley
- Mature Rear Garden
- 3/4 Bedrooms
- Characterful Property
- Additional Parcel of Land

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£750,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ABN106129 - 0009

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bagshaws residential



01335 346677



Ashbourne@bagshawsresidential.co.uk



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



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