



**Barton Drive,Ashbourne DE6 1TN**



**welcome to**

**Barton Drive, Ashbourne**

An immaculately presented three-bedroom modern home built in 2019, offering spacious and versatile accommodation across three floors, landscaped rear garden, garage, and driveway. Situated in a sought-after residential location with excellent schools and convenient access to Ashbourne town centre.



### Entrance Hall

4' 6" x 4' 2" ( 1.37m x 1.27m )

The entrance hall is accessed through the main front door and features a radiator, providing access to the downstairs WC and the sitting room.

### Cloakroom

The cloakroom is stylishly decorated and finished to a high standard comprised of a partly subway tiled feature wall WC, sink, radiator, spot lighting, and extractor fan.

### Lounge

14' 11" Max x 12' 1" ( 4.55m Max x 3.68m )

The cosy lounge features a beautiful bay window looking out to the front of the property, allowing for plenty of natural light. Decorated to a high standard with neutral carpet, two ceiling lights and radiator, the space is ready to move into. A useful understairs cupboard provides useful storage.

### Kitchen Diner

15' 5" x 10' 4" max ( 4.70m x 3.15m max )

The modern kitchen is fitted with a range of gloss base and wall units with wood effect worktops. Subway tile splashbacks add style to the space whilst integrated fridge freezer, Zanussi oven, integrated washing machine and dishwasher provide practicality. The window is positioned in a prime location overlooking the well maintained rear garden with sink beneath. The space also provides space for a dining table and convenient patio doors that lead straight out onto the rear garden,

### Landing

The landing is carpeted with a wooden handrail, and provides access to bedrooms two and three, the family bathroom, and a storage cupboard. From here, stairs lead to the upper level where there is a versatile office space, perfect for a home working setup or study area, complete with a window to the front.

### Bedroom One

19' Max x 15' 5" Max ( 5.79m Max x 4.70m Max )

The master bedroom spans the top floor and is an impressive space, accessed via carpeted stairs. It benefits from fitted his and hers wardrobes, a front-facing window, two rear skylights, loft access and is finished with stylish décor

### En Suite

The en suite includes a walk-in electric shower, WC, sink with chrome mixer tap, towel radiator.

### Bedroom Two

13' 6" Max x 8' 8" ( 4.11m Max x 2.64m )

Bedroom two is positioned to the rear, with carpet, radiator, window overlooking the garden, and a recessed area ideal for wardrobes.

### Bedroom Three

11' 11" Max x 8' 7" ( 3.63m Max x 2.62m )

Bedroom three is also a comfortable double, with carpet, radiator, window to the front elevation, and a similar wardrobe recess.

### Bathroom

The modern family bathroom contains a three piece white suite comprising in bath with mains shower over and chrome mixer tap, free standing sink and WC. Window to the rear and towel radiator.

### Outside

Externally, the property continues to impress. The south west facing rear garden has been landscaped by the vendors to a high standard, with raised beds planted with mature shrubs, artificial grass as a central feature, paved patio areas, and gated side access. To the front, the property enjoys its own private driveway, unshared with neighbouring homes, offering a distinct advantage within this development and a single garage.

### Garage

20' 2" x 10' 9" ( 6.15m x 3.28m )

The garage has power, lighting and an up and over door, making it a practical and versatile storage option.



***check out more properties at*** [bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)



**welcome to**

## **Barton Drive, Ashbourne**

- Modern Three Bedroom Property
- Private Driveway
- Garage
- Landscaped Rear Garden
- Master Bedroom With En Suite

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

offers in the region of

**£315,000**



Please note the marker reflects the  
postcode not the actual property

**check out more properties at [bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)**



Property Ref:  
ABN106678 - 0005

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.

**Not for marketing purposes INTERNAL USE ONLY**



**01335 346677**



[Ashbourne@bagshawsresidential.co.uk](mailto:Ashbourne@bagshawsresidential.co.uk)



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



**[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)**