



The Vicarage Derby Lane,Cubley Ashbourne DE6 2EY

welcome to

The Vicarage Derby Lane, Cubley Ashbourne

A stunning four-bedroom detached family home in the sought-after village of Cubley. Renovated throughout by the current vendors to an exceptionally high standard, this turnkey property offers spacious accommodation, landscaped gardens, and modern finishes, all ready for immediate occupation.



Entrance Hall

22' 2" x 6' 5" (6.76m x 1.96m)

On entering the property, you are greeted by a welcoming hallway with parquet flooring, radiator and feature glass-panel doors to each side, filling the space with natural light. From here, there is access to the lounge, dining room, cloakroom, and kitchen.

Lounge

21' 7" x 11' 3" (6.58m x 3.43m)

The lounge is a beautifully presented space with parquet flooring continuing through, a log burner with convenient log storage, radiators, and patio doors leading out to the garden. It is finished to a tasteful décor and provides the perfect balance of warmth and elegance.

Dining Room

15' 2" x 9' 11" (4.62m x 3.02m)

The dining room is positioned at the front of the property and offers a bright and well-proportioned space, perfect for family meals or entertaining. A front-facing window brings in natural light, and the room is completed with a radiator and neutral decoration, making it versatile for a variety of uses.

Kitchen/Dining Room

15' 11" x 11' 11" (4.85m x 3.63m)

At the heart of the home lies the impressive kitchen diner. Fully renovated to a modern standard, this space has been designed with both style and practicality in mind. It features an island unit, tiled flooring, a wine cooler, integrated dishwasher, an eight-ring induction hob, and two double ovens at waist height. The contemporary spot lighting and windows to the rear and side make the room bright and inviting, while the high-quality finishes underline the turnkey nature of the property.

Utility Room

8' 9" x 8' 8" (2.67m x 2.64m)

Leading from the kitchen, the utility room provides further practicality, with fitted cupboards, sink and worktop space, plumbing for appliances, and access to the garage.

Cloakroom

The downstairs cloakroom has been finished to a high specification with tiled flooring, a WC, a vanity sink with storage beneath, radiator, and extractor fan.

Landing

The staircase, finished with soft carpeting, rises to the first-floor landing, which is light and welcoming with a front-facing window. From here, access is given to four bedrooms and the family bathroom, all completed to the same exceptional standard.

Bedroom One

15' 4" x 11' 11" Max (4.67m x 3.63m Max)

The master bedroom is a generous double, finished with neutral decoration and carpeted flooring. A large window to the front provides an open outlook, while the room itself has space for wardrobes and additional furniture.

En Suite

Adjoining the master is a stylish ensuite, finished with floor-to-ceiling tiling and a tiled floor. It comprises a walk-in shower, WC, heated towel radiator, window to front, all designed to a high specification.

Bedroom Two

15' 2" x 10' (4.62m x 3.05m)

Bedroom two is also positioned at the front of the property and is a spacious double, enhanced by dual-aspect windows to the front and side elevations. A fitted wardrobe provides valuable storage, and the room enjoys far-reaching rural views, which are a feature throughout the property.

Bedroom Three

15' 10" x 10' 4" (4.83m x 3.15m)

Bedroom three is found at the rear right of the property and is another well-proportioned double. With windows to both the side and rear, carpeted flooring, and a radiator, it is a bright and versatile space ideal for family or guests.

Bedroom Four

12' x 8' 9" (3.66m x 2.67m)

Bedroom four is positioned at the front and offers flexibility as either a bedroom, study, or home office. A front-facing window and neutral finish make it a practical addition to the property, suitable for modern living.

Bathroom

The family bathroom has been completed to a superb standard with a contemporary grey gloss finish. It offers a walk-in shower, separate bath, WC, and a vanity sink unit with cupboards beneath. A heated towel radiator and a side-facing window finish the space, which is as practical as it is stylish.

Garage

16' 1" Max x 10' 7" Max (4.90m Max x 3.23m Max)

The garage is fitted with an electric rolling door, full power, and lighting, with direct access from the utility room, offering secure parking and additional storage.

Outside

Externally, the rear garden has been landscaped to provide a perfect blend of practicality and relaxation. An Indian sandstone patio sweeps around the property, creating an excellent entertaining space, while the lawn is bordered by hedging and mature trees. There is also a greenhouse, shed, discreetly positioned oil tank, and a charming summer house, which makes an ideal retreat for relaxing, working from home, or enjoying the garden in all seasons.

To the front, the property is approached via a gated tarmac driveway with ample space for multiple vehicles. Two neatly kept lawns, mature trees and hedging, and an electric car charging point complete the frontage, all presented to the same high standard as the rest of the property.



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welcome to

The Vicarage Derby Lane, Cubley Ashbourne

- Detached Residence
- Desirable Village Location
- Recently renovated
- Four Bedrooms. Master ensuite
- Family Bathroom. Guest Cloakroom.

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: F

offers in the region of

£725,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ABN106573 - 0004

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