



Davenport Grove, Ashbourne DE6 1TQ

welcome to

Davenport Grove, Ashbourne

Modern five-bedroom detached family home, built by David Wilson Homes in 2021, positioned at the quiet end of a desirable cul-de-sac in Ashbourne with far-reaching countryside views. This spacious, high-spec home offers contemporary open-plan living, stylish interiors, and exceptional build quality.



Entrance Hall

A welcoming and spacious entrance hallway entered via a secure composite door, featuring stylish Amtico flooring, a radiator, and a large storage cupboard housing the internet and Cat 5 network points that are linked to the fifth bedroom. The hallway provides access to the lounge, dining room, kitchen, cloakroom, and staircase to the first floor.

Lounge

21' 9" Plus Bay Window x 11' 11" (6.63m Plus Bay Window x 3.63m)

The lounge is bright and well-proportioned, entered through elegant double wooden doors. A large bay window to the front and double patio doors to the rear flood the room with natural light. Continuing the Amtico flooring, it includes two radiators and two ceiling lights, a media plate which offers multiple connection points, creating an inviting and versatile living space ideal for relaxing or entertaining.

Cloakroom

The modern cloakroom features a sleek WC, a contemporary wash basin, radiator, and an extractor fan for ventilation. Its clean and stylish finish makes it a practical and attractive addition for guests.

Dining Room

12' 11" x 10' 6" Plus Bay Window (3.94m x 3.20m Plus Bay Window)

The dining room continues the same high-quality Amtico flooring and features two radiators, a bay window to the front, and an additional side window, creating a bright and welcoming space perfect for formal dining or family gatherings.

Kitchen Diner Family

21' 6" x 14' 4" (6.55m x 4.37m)

Forming the heart of the home, the stunning open-plan kitchen family room has been thoughtfully designed with both style and functionality in mind. It boasts sleek quartz worktops, an excellent range of high and low-level units, and integrated appliances including a wine cooler, fridge freezer, dishwasher, double oven, and five-ring gas hob. A breakfast bar

with an inset sink, kitchen plinth lighting, additional tv outlet socket and a fan radiator enhance both comfort and modern appeal, while double patio doors, a bay window, and an additional rear window ensure the space is beautifully light and connected to the garden.

Utility Room

7' 11" x 6' 10" (2.41m x 2.08m)

The utility room complements the kitchen with matching units, worktops, and flooring, creating a cohesive finish. It includes a sink, radiator, integrated washer-dryer, and room for an additional appliance, with a rear access door providing convenience for outdoor use.

Landing

The stairs, landing, and all bedrooms feature matching fitted carpet, with the staircase itself serves as an attractive focal point. Providing access to the main bedrooms, it creates a natural flow through the upper floor while maintaining the home's comfortable and cohesive feel.

Bedroom One

12' x 14' 4" (3.66m x 4.37m)

The principal bedroom is a generous double with windows to both sides, allowing an abundance of natural light. It includes a full-length mirrored sliding wardrobe, two radiators and a TV socket.

En Suite

8' 11" x 3' 8" (2.72m x 1.12m)

The en-suite is finished to a high standard with a walk-in shower, contemporary wash basin, WC, chrome towel radiator, and spot lighting.

Bedroom Two

12' 10" x 10' 8" (3.91m x 3.25m)

Bedroom Two is another double room, bright and spacious with windows to both the front and side, and includes its own modern en-suite with mains-fed shower, wash basin, WC, and chrome radiator.

Bedroom Three

12' x 10' 1" (3.66m x 3.07m)

Bedroom Three is a double room with a tall front-facing window and soft carpeted flooring, ideal as a comfortable bedroom.

Bedroom Four

10' 6" Max x 11' 3" (3.20m Max x 3.43m)

Bedroom Four is also a double, located at the rear of the property and enjoying a peaceful outlook over the garden.

Bedroom Five

9' 4" x 7' 7" (2.84m x 2.31m)

Bedroom Five offers flexible use as a guest room, home office, or hobby space, with a window to the front and the same high-quality finish as the rest of the home.

Bathroom

The family bathroom is beautifully appointed with elegant tiled flooring, a walk-in shower, separate bath, WC, wash basin, chrome towel radiator, and spot lighting, with a rear-facing window adding brightness and ventilation.

Outside

Occupying a desirable end plot position, the property benefits from a driveway and additional parking to the side, offering ample space for multiple vehicles. The rear southerly garden has been thoughtfully landscaped to create a welcoming and private outdoor space, featuring a generous patio area ideal for entertaining, well-maintained lawn, and attractive planted borders. Enclosed by a brick wall to one side and fencing to the rear, the garden is further enhanced by mature trees that provide a sense of seclusion. Two raised beds add a practical and decorative touch, perfect for gardening enthusiasts or growing your own produce. The property also enjoys far-reaching views to the west across the surrounding countryside.

The garden also contains a high-quality summer house, built to last, and thoughtfully equipped with both power and lighting. Ideal for use as a workshop,



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Davenport Grove, Ashbourne

- Picturesque open aspect
- Desirable location
- Double garage
- Five bedrooms
- Spacious property accommodation across two floors

Tenure: Freehold EPC Rating: B

Council Tax Band: F

£575,000



Please note the marker reflects the postcode not the actual property

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