



**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! Good sized, fully enclosed garden.



### 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.



**view this property online** [bagshawsresidential.co.uk/Property/ABN106558](https://www.bagshawsresidential.co.uk/Property/ABN106558)



welcome to

## The Park, Mayfield Ashbourne

- Four-bedrooms, three doubles!
- Detached
- En-suite
- Double Garage With Electric Doors
- Beautifully Landscaped Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers in the region of

**£500,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/ABN106558](https://bagshawsresidential.co.uk/Property/ABN106558)



Property Ref:  
ABN106558 - 0017

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.



bagshaws residential



**01335 346677**



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



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



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