

Meynell Rise

Ashbourne, DE6 1RU

John 
German





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£435,000

An immaculately presented four/five bedroom detached property situated in a popular cul-de-sac in Ashbourne.



This immaculate home is perfect for families looking to upsize, whilst also being located close to Queen Elizabeth Grammar School, countryside walks and amenities. The flexible layout includes the option for a fifth bedroom, making it suitable for a growing family. The living spaces are bright and airy, providing a welcoming atmosphere for both everyday living and entertaining. Being in a desirable cul-de-sac, the property benefits from a peaceful environment while still being part of a friendly community.

A composite door opens into the entrance porch, with a wooden door in turn leading into the reception hallway. The reception hallway has Karndean flooring, with doors off to the integral garage, dining kitchen, guest cloakroom and the split level staircase to lower ground floor and first floor. The guest cloakroom, which has recently been fitted, has a wash hand basin with chrome mixer tap and tile splashback with vanity base cupboards beneath, low level WC and ladder style heated towel rail. Moving into the dining kitchen, you'll find quartz preparation surfaces with an inset 1 ½ composite sink, adjacent drainer, and chrome mixer tap, along with a matching quartz splashback. The kitchen includes a range of cupboards and drawers, space and plumbing for a dishwasher and fridge, and an integrated electric oven and grill with a four-ring AEG gas hob and extractor fan. Wall-mounted cupboards offer additional storage, and a matching breakfast bar adds a convenient dining area. A uPVC door to the side provides easy access to the outside. The sitting room is bright and filled with natural light, featuring a marble fireplace with an inset electric fire. An opening leads to a beautifully presented reading/snug area equipped with fitted shelving, cupboards, and drawers. There is also useful understairs storage space, and uPVC French doors open into the conservatory, adding to the room's appeal.

On the first floor landing, it has a split level staircase to the upper first floor, each having separate loft hatch access and doors off to the bedrooms and family bathroom. The principal bedroom features convenient fitted wardrobes and a separate airing cupboard that houses the hot water tank. The ensuite bathroom is equipped with a white suite, including a wash hand basin with a chrome mixer tap and tiled splashback, vanity base cupboards beneath, a low-level WC, and a double shower unit with a chrome mains shower and rainfall showerhead. Additional amenities include an electric extractor fan and a ladder-style heated towel rail. Bedroom two also has useful built-in wardrobes and drawers, benefitting from the elevated stunning views of the surrounding countryside and across Ashbourne. Bedroom three has Karndean flooring and also enjoys the rear views over the garden and across Ashbourne. The fourth bedroom has useful built-in wardrobes and cupboards with secured shelving units and desk. There is a potential fifth single bedroom, currently used as a study, which features fitted shelving units. This versatile space could also serve as a nursery or playroom, adapting to various needs. Entering the family bathroom, you'll find a white suite that includes a wash hand basin with a chrome mixer tap and vanity base cupboards beneath, a low-level WC, and a bath with an electric shower and a glass shower screen. There is also a chrome ladder-style heated towel rail.

The integral single garage features an up-and-over door, power, and lighting. It includes preparation surfaces with space and plumbing for a washing machine and tumble dryer, additional appliance space for other white goods, and a Vaillant gas boiler.

Outside, the front of the property features a block-paved driveway that provides ample off-street parking, alongside a well-maintained lawn and herbaceous planting area. The rear garden is beautifully presented and maintained, offering a patio seating area with steps leading down to a laid lawn. It has well-established herbaceous and flowering borders, trellising, a timber shed, and is enclosed by timber fencing.

Agents note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derbyshiredales.gov.uk

Our Ref: JGA/18062024

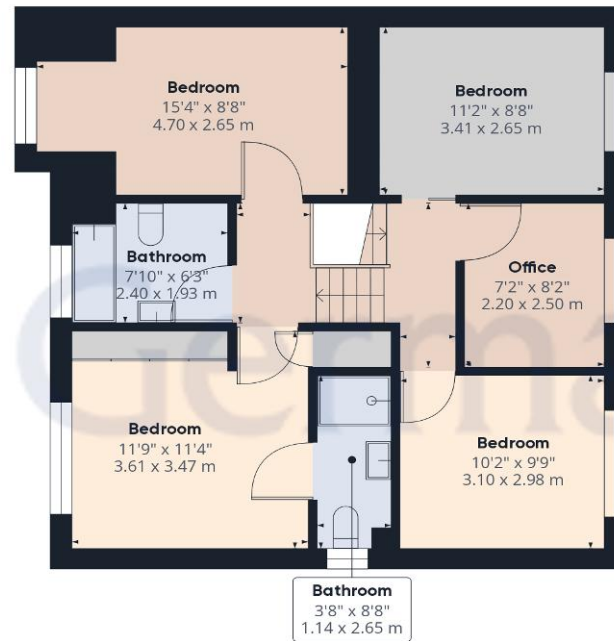
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1634.02 ft²

151.81 m²

Reduced headroom

3.78 ft²

0.35 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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