

Greenway
Ashbourne, DE6 1EF

John
German





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£495,000

Spacious five-bedroom detached home on a prominent plot within a sought-after development. Features include two reception rooms, a well-appointed kitchen, two ensuites, a double garage, off-street parking and a generous garden with a wildlife pond. Walking distance to schools and amenities, ideal for family living.



Situated on a prominent plot within a sought-after development, this five-bedroom detached home offers a well-balanced layout, ideal for family living. The property benefits from spacious front and rear gardens, including a dedicated wildlife pond area, providing a pleasant outdoor environment. Internally, the accommodation comprises two reception rooms, offering flexible living space, and a well-appointed kitchen with separate utility room and guest cloakroom. The five bedrooms include two with en-suite facilities and a family bathroom.

Entering through the wooden front door, the property opens into an entrance porch with tiled flooring, providing space for coats and boots. A uPVC door leads into the reception hallway, which features a staircase to the first floor and access to the dining kitchen, sitting room, and study. The study is a versatile space, currently used as a home office, but equally suitable as a playroom or games room. It benefits from a spacious built-in storage cupboard with shelving. The sitting room enjoys natural light from a front-facing bay window and features a log burner set on a Welsh slate hearth, forming the focal point of the room. Wooden French doors lead through to the dining kitchen. The dining kitchen is well-appointed with limestone tile flooring and a handmade wooden farmhouse-style kitchen. A ceramic Belfast sink with a chrome mixer tap is set within preparation surfaces, which continue as a matching upstand surround. A range of cupboards and drawers provide ample storage, with integrated appliances including a dishwasher, fridge, freezer, Everhot range cooker, and extractor fan. uPVC French doors open directly onto the rear garden, while doors lead to the sitting room, reception hallway, and utility room. The utility room features tiled flooring, rolled edge preparation surfaces, and an inset stainless steel sink with an adjacent drainer and chrome mixer tap. A cupboard beneath provides additional storage, with space and plumbing for a washing machine and further appliance space for white goods. Wall-mounted cupboards offer extra storage, and there is a wall-mounted Ideal boiler. A uPVC door provides side access, while an internal door leads to the guest cloakroom. The guest cloakroom continues with tiled flooring and is fitted with a low-level WC and wash basin with a chrome mixer tap and tiled splashback. An electric extractor fan is also installed.

On the first floor, the landing provides access to bedrooms and the family bathroom. There is also an airing cupboard housing the pressurised hot water cylinder with built-in shelving for additional storage. The master bedroom is a spacious double, benefitting from built-in wardrobes and an en-suite shower room. The en-suite is fitted with a white suite, comprising a pedestal wash basin with a chrome mixer tap and tiled splashback, a low-level WC, and a double shower unit with a chrome mains shower featuring a rainfall shower head. There is also a chrome ladder-style heated towel rail and an extractor fan. The third and fourth bedrooms are both well-proportioned doubles, each benefitting from fitted wardrobes, while the fifth bedroom is a generously sized single.

The family bathroom features tiled flooring and a white suite, including a pedestal wash basin with a chrome mixer tap and tiled splashback, a low-level WC, and a bath with a chrome mixer tap, mains shower with a rainfall shower head, and a glass shower screen. There is also a built-in cupboard and a chrome ladder-style heated towel rail.

On the second floor, the spacious second bedroom benefits from solid wooden flooring and fitted wardrobes, and drawers. The dual-aspect design allows for plenty of natural light, with rear-facing windows and Velux roof windows to the front. This bedroom also has access to an en-suite, which includes a wash basin with a chrome mixer tap, a low-level WC, and a double shower unit with a chrome mains shower and rainfall shower head, along with an electric extractor fan.

Externally, the rear garden is generously sized, featuring a patio seating area, a raised lawn, and mature herbaceous and flowering borders. To the front, a spacious tarmac driveway provides off-street parking for multiple vehicles and leads to a detached double garage, which benefits from power, lighting, an electric remote-controlled door, and attic storage. Steps lead up to a wildlife pond with a water feature, creating an idyllic seating area that enjoys elevated views across the surrounding countryside and Ashbourne.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. The property is located off a shared driveway. There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas

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

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

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

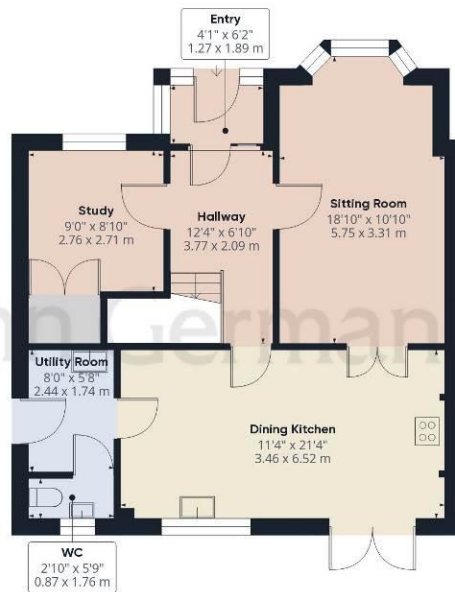
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band F

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

Our Ref: JGA19022025







Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1900.47 ft²

176.56 m²

Reduced headroom

123.31 ft²

11.46 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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