

Spire Close

Ashbourne, , DE6 1DB

John
German





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£700,000

Located in a sought-after executive development, this extended four-bedroom detached home offers spacious, versatile living with four reception rooms and stunning countryside views. Immaculately presented, it features a master suite with dressing room, two en-suites, a double garage, and a large driveway, all within walking distance of Ashbourne town centre.



Situated in a highly desirable executive development in Ashbourne, this extended four double bedroom detached property offers spacious and versatile accommodation, ideal for family living. Immaculately presented throughout, the accommodation comprises four well-proportioned double bedrooms, which includes a master suite with large dressing room and ensuite shower room, with a further double bedroom also benefitting from en-suite facilities, ideal for a growing family. The home also features four reception rooms, providing ample space for a variety of uses. The property benefits from stunning countryside views that can be enjoyed inside or out, while being just a short walk from Ashbourne town centre and its range of local amenities.

The property sits on a generous plot, positioned at the top of the cul-de-sac, with a detached double garage and a large driveway, providing ample off-road parking. The well-maintained garden offers an excellent outdoor space for relaxation and entertaining, complementing the peaceful surroundings and rolling views. Combining modern comforts with an exceptional location, this home presents an outstanding opportunity for those seeking a high-quality family residence in one of Ashbourne's most sought-after areas.

Entering the property, the composite front door opens into a spacious reception hallway, featuring quartz tile flooring and a staircase leading to the first floor, complete with a useful under-stairs storage cupboard. From the hallway, there is access to the sitting room, study, a store cupboard that houses the electric circuit board and the guest cloakroom. The guest cloakroom has a white suite with a wall hung wash hand basin with chrome mixer tap and a low level WC.

The quartz tile flooring continues into the well-appointed dining kitchen, which features matching quartz preparation surfaces, an inset 1½ composite sink with an adjacent drainer and chrome mixer tap, and a matching upstand surround. A range of base and wall-mounted cupboards provide ample storage, complemented by integrated appliances including a dishwasher, fridge freezer, and a double Siemens electric oven and grill. French doors provide access to the rear garden.

The utility room is fitted with preparation surfaces, an inset stainless steel sink with an adjacent drainer and chrome mixer tap with a cupboard beneath, with adjacent appliance space and plumbing for both a washing machine and separate tumble dryer. There is a wall mounted cupboard that houses the boiler.

The sitting room is a large room, enhanced further by a square bay window to the front, whilst an inset electric fire forms the focal point of the room. Double doors lead through to the dining room, which in turn flows naturally into the striking garden room. With its apex windows and aluminium bi-folding doors, this room takes full advantage of the stunning views over the surrounding countryside, creating a bright and inviting space, perfect for entertaining.

The study offers a versatile additional reception room, currently used as a home office but equally suited for use as a snug or playroom.

Moving onto the first-floor, the semi-galleried landing has doors off to the bedrooms, family bathroom, an airing cupboard housing the pressurised hot water tank, a separate storage cupboard and a loft hatch access.

Undoubtedly one of selling features of the property is the large master suite with fitted wardrobes featuring mirrored sliding doors, while an opening provides access to the dressing room. Formerly the fifth bedroom, the dressing room is now a generous space with fitted wardrobes and mirrored sliding doors. If desired, a stud wall could easily be reinstated to create a fifth bedroom. The en-suite is finished with tiled flooring and a contemporary

white suite, comprising a wall-hung wash hand basin with a chrome mixer tap, a low-level WC, a double shower unit with a chrome mains shower, an electric shaver point, and a ladder-style heated towel rail.

The second bedroom is another spacious double, featuring fitted wardrobes with mirrored sliding doors and enjoying views down Spire Close and across Ashbourne. It also benefits from an en-suite, finished with tiled flooring, a wall-hung wash hand basin with a chrome mixer tap, a low-level WC, and a double shower unit with a chrome mains shower.

The third and fourth bedrooms are each doubles and both enjoy the stunning elevated countryside views at the rear. Bedroom four also benefits from having fitted wardrobes and dressing table.

The family bathroom is well-appointed with tiled flooring and a modern white suite, comprising a wall-hung wash hand basin with a chrome mixer tap, a low-level WC, a bath with a chrome mixer tap and shower head, a double shower unit with a chrome mains shower, a chrome ladder-style heated towel rail, and an extractor fan.

Outside, the rear garden is beautifully presented, featuring a paved porcelain patio seating area that enjoys the breathtaking open countryside views-an ideal setting for outdoor entertaining, complete with an electric patio heater. The patio leads to a well-maintained lawn, bordered by a wooden fence and graveled areas with herbaceous and flowering plants. To the side of the property, a double-width tarmac driveway provides ample off-street parking for multiple vehicles, with an Anderson A2 electric car charging point installed. The detached double garage benefits from twin up-and-over doors, power, and lighting.

Agents note: There is a communal charge of £156 per annum.

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.

Property construction: Standard **Parking:** Driveway and 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 F

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

Our Ref: JGA04032025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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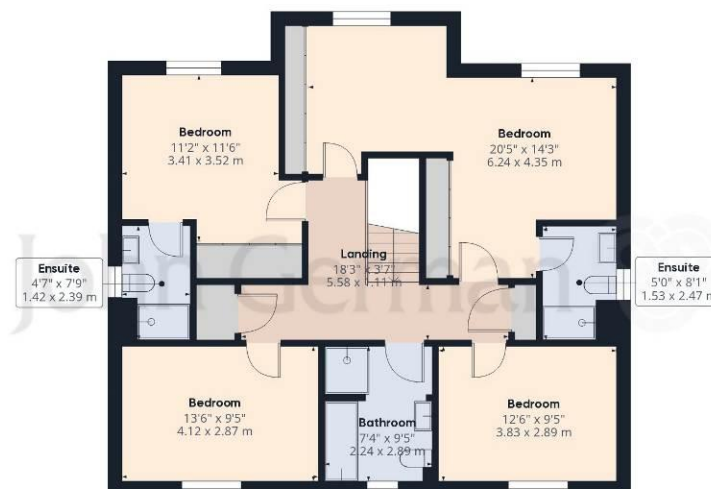








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2367.29 ft²

219.93 m²

(1) Excluding balconies and terraces

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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