

Spire Close

Ashbourne, , DE6 1DB

John 
German





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£730,000

An aerial photograph of a modern, two-story detached house in a suburban development. The house is constructed of red brick with a dark grey tiled roof. It features a large rear garden with a paved patio area, a conservatory, and a double garage. The surrounding area includes other houses and green spaces.

Immaculate five double bedroom detached home in a sought-after Ashbourne development. Three reception rooms, two ensuites, countryside views, double garage, large driveway, outdoor gym/studio. Short walk to town and countryside—ideal for modern family living.

Located in a highly sought-after executive development in Ashbourne, 11 Spire Close is a substantial five double bedroom detached home, ideal for families seeking both space and convenience. Positioned just a short walk from Ashbourne town centre and open countryside, the property offers a practical layout with three reception rooms, two of the bedrooms benefiting from their own ensuite bathrooms, and immaculately presented throughout. The home is positioned on an elevated plot at the top of the cul-de-sac and has a large driveway providing ample off-road parking, as well as a detached double garage for additional storage and vehicle use.

The property enjoys impressive countryside views and features a well-maintained rear garden with an outdoor gym/studio, offering versatility for fitness, work or leisure. Its generous internal space, combined with the peaceful yet accessible location, makes it an ideal choice for families looking to settle in a well-regarded part of Ashbourne. The property is beautifully presented with a high specification finish and balances modern family living with the benefits of being close to local schools, amenities, and scenic walks.

The composite entrance door opens into a welcoming reception hallway, featuring a staircase leading to the first floor and a useful under-stairs storage cupboard. From here, there is access to the sitting room, study, guest cloakroom, open-plan living dining kitchen, and a further storage cupboard.

The study is a flexible space, suitable for use as a home office, snug, reading room, or playroom, depending on household needs. The guest cloakroom is fitted with a wall-hung wash hand basin with chrome mixer tap and tile splashback, a low-level WC, and an electric extractor fan.

A standout feature of the property is the spacious open-plan living dining kitchen. This bright and well-designed area benefits from aluminium sliding doors in both the living and dining spaces, offering direct access to the rear garden and framing uninterrupted countryside views. The kitchen is fitted with quartz preparation surfaces, an inset 1½ stainless steel sink with mixer tap and matching upstand surround. There are base units with integrated Siemens dishwasher, fridge freezer, electric oven and grill, with a Siemens microwave oven above. An AEG induction hob is paired with a Siemens extractor. Additional wall-mounted cupboards provide further storage, while a matching peninsula breakfast bar with quartz surface includes a wine cooler, drawers, cupboards, and seating space.

The utility room has matching quartz worktops, an inset stainless steel sink, and chrome mixer tap. There is plumbing and space for a washing machine and separate tumble dryer, base units, wall cupboards (one housing the boiler), and a composite door leading to the side of the property.

The sitting room is well-proportioned and features a bay window to the front, providing an additional reception space.

Upstairs, the first-floor landing includes loft access and leads to all five bedrooms, the family bathroom, and an airing cupboard housing the pressurised hot water tank with space for towel and linen storage.

The master bedroom has a bay window to the front and fitted wardrobes, along with access to a well-appointed ensuite. The ensuite includes a vanity unit with wash hand basin and chrome mixer tap, low-level WC, double shower with mains rainfall shower and handheld attachment, chrome heated towel rail, and electric shaver point.

Bedroom two is another generous double with both fitted and freestanding mirrored wardrobes, and far-reaching

rooftop views over Ashbourne. It also benefits from its own ensuite, fitted with a wall-hung wash hand basin, chrome mixer tap, low-level WC, and double shower with mains chrome shower and extractor fan.

Bedrooms three and four are spacious doubles, both positioned to the rear and enjoying impressive countryside views. Bedroom five is also a double, with a front-facing aspect.

The family bathroom is fitted with a white suite including a vanity unit with wash hand basin and chrome mixer tap, low-level WC, and a bath with mains rainfall shower, handheld attachment, and glass screen. A chrome heated towel rail and extractor fan complete the space.

Externally, the property features a tarmac double driveway with an electric vehicle charging point, leading to a detached double garage with power, lighting, and twin up-and-over doors. To the rear, a recently laid porcelain tile patio provides a generous seating area, complemented by raised planters with lighting, a tap, gravel planting borders, and a lawn-all enjoying sweeping countryside views. A gate leads to the driveway and there is internal access to the garage. Behind the garage is a versatile gym/studio, insulated with power, lighting, and sliding doors, offering potential use as a home office or gym/studio.

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: Mains 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: JGA24032025

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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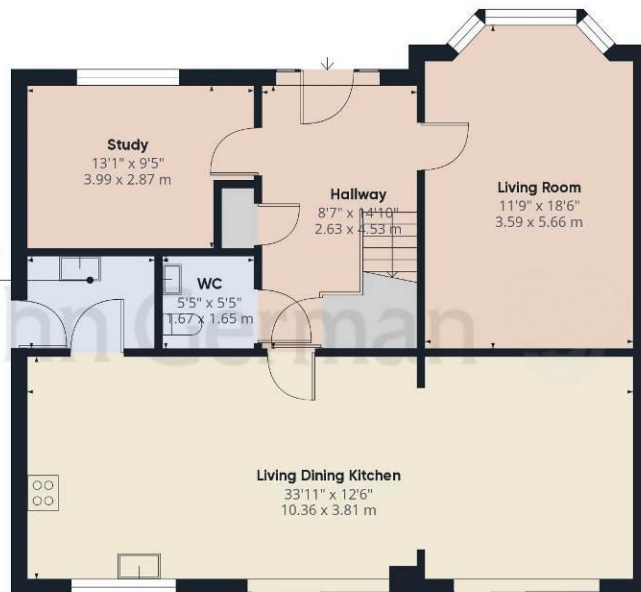




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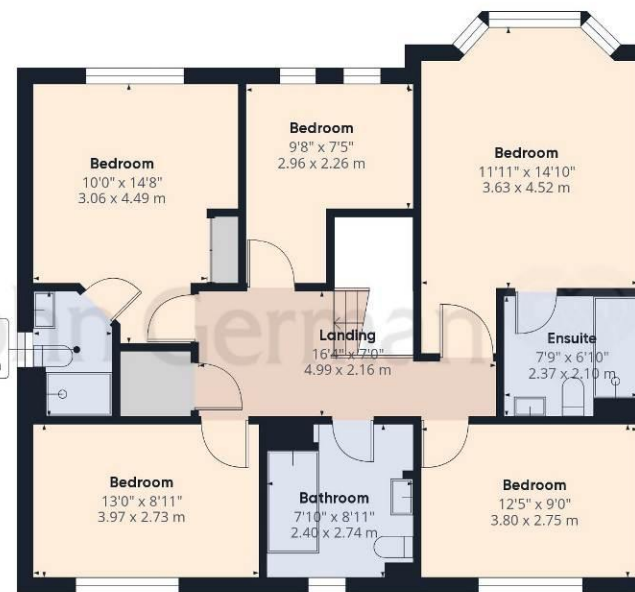


Utility Room
7'4" x 5'4"
2.25 x 1.64 m



Ground Floor Building 1

Ensuite
4'5" x 7'4"
1.35 x 2.26 m



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

2477.98 ft²

230.21 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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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		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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