

# Elleby Place

Ashbourne, DE6 1TP

John  
German





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£475,000

High-spec detached home built in 2023 on a sought-after development that has been upgraded throughout with underfloor heating, Amtico flooring, a high-end kitchen, two reception rooms, en suite to master, secure garden, garage and Full Fibre Broadband. Close to schools, shops, and countryside walks.



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Located on a sought-after development in Ashbourne, this four-bedroom detached home has been significantly upgraded by the current owner and offers a high standard of finish throughout. Designed with modern family living in mind, the property features electric underfloor heating across the entire ground floor and Amtico flooring throughout both levels. Full Fibre Broadband is available, making the home well suited to remote working. The location is ideal for families, with schools, shops, bus routes, and countryside walks all nearby. This is a 'move-in ready' home, ideal for buyers seeking a well-maintained property in a safe and convenient setting.

Entering through a composite front door, the reception hallway provides access to the sitting room, dining room, guest cloakroom, and dining kitchen. A bespoke oak staircase leads to the first floor and includes a useful understairs storage cupboard houses the internet modem and electric circuit board.

The sitting room is a spacious, dual-aspect space with a bay window to the front and uPVC French doors opening onto the rear garden, allowing in plenty of natural light. The second reception room offers flexibility and can be used as a formal dining room, home office, or playroom. It is also dual aspect, with a side window and a bay window to the front. The guest cloakroom is fitted with a pedestal wash hand basin with chrome mixer tap, low-level WC, and an extractor fan.

The dining kitchen has been fitted to a high standard featuring quartz preparation surfaces with matching upstands, an inset 1½ stainless steel sink with mixer tap, a stylish range of units and integrated appliances include a dishwasher, double AEG electric oven and grill, AEG induction hob with extractor, and a fridge freezer. A central peninsula has further storage and a wine cooler provides additional workspace. uPVC French doors open onto the garden, and a door leads to the separate utility room which continues the high specification, with matching quartz surfaces, inset stainless steel sink with chrome mixer tap, integrated washing machine, and additional appliance space. Wall-mounted cupboards provide extra storage, with one housing the boiler. An extractor fan is also fitted.

The semi-galleried first floor landing is generously proportioned, with doors off to the bedrooms, family bathroom, and a useful storage cupboard. The master bedroom is a spacious double featuring fitted wardrobes and blinds, an additional walk-in wardrobe area and access to a fully tiled en suite having a suite including a pedestal wash hand basin with chrome mixer tap, low-level WC, double shower with chrome mains shower, ladder-style heated towel rail, extractor fan, and electric shaver point. Bedroom two is a good-sized double with dual aspect windows to the front and side with fitted blinds. Bedroom three is also a double and includes fitted wardrobes and blinds. Bedroom four is a smaller double, also benefiting from fitted wardrobes and blinds. The fully tiled family bathroom is fitted with a white suite comprising a pedestal wash hand basin with chrome mixer tap, low-level WC, bath with chrome mixer tap and a separate double shower with chrome mains shower. An airing cupboard houses the pressurised hot water tank, and there is an extractor fan.

Outside, a tarmac driveway to the side of the property provides off-street parking for multiple vehicles and leads to a detached single garage with power, lighting and an up-and-over door. The rear garden includes an extended patio seating area, lawn, outdoor power sockets, and lighting, offering a secure and low-maintenance space for family use.

**Note:** There is a green space estate charge of approximately £247 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:** Drive      **Electricity supply:** Mains

**Water supply:** Mains      **Sewerage:** Mains      **Heating:** Mains gas

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

**Broadband type:** 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 E

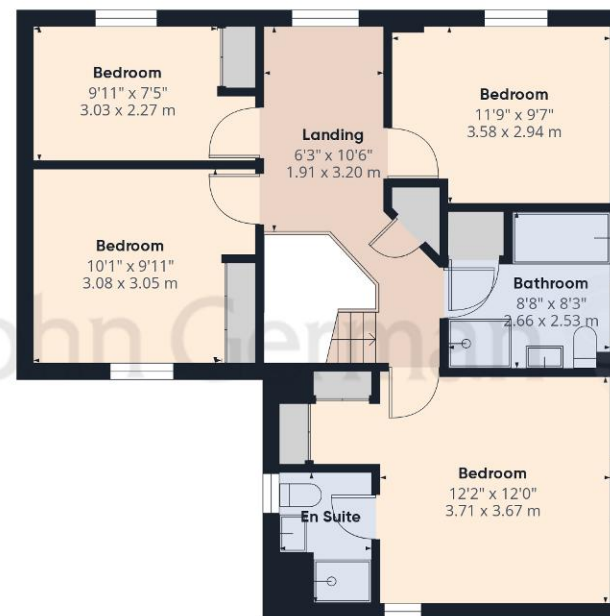
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)







Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>m</sup>

1702 ft<sup>2</sup>

158.1 m<sup>2</sup>

(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.

GIRAFFE360



Ground Floor Building 2



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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

#### Agents' Notes

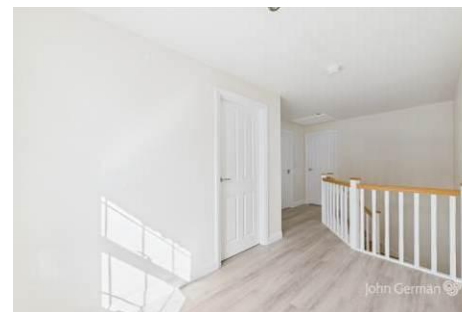
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### 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.



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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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