

Hermitage Close

Ashbourne, DE6 1TG

John German



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Offers In Excess Of £500,000

NO UPWARD CHAIN

Spacious four bed detached home in sought-after Ashbourne development. Features open plan living kitchen, two reception rooms, two ensuites, large south-facing garden, double garage and driveway. Close to schools, shops, countryside walks and A52 links.

Located in a sought-after development in Ashbourne, 19 Hermitage Close is a well-presented four bedroom detached home designed with family living in mind. The property offers a contemporary open plan living dining kitchen that forms the heart of the home, complemented by two separate reception rooms providing flexible space for both everyday use and entertaining. The master bedroom benefits from an ensuite shower room, while a second double bedroom also enjoys its own ensuite. Two further double bedrooms and a modern family bathroom complete the first floor accommodation.

The property is ideally positioned within walking distance of local amenities, parks, schools, and countryside walks, making it a convenient base for family life. The A52 is easily accessible, offering efficient travel links to nearby towns and cities. Outside, the large south-facing rear garden provides ample space for outdoor activities, relaxation and entertaining. A detached double garage and driveway offer generous parking for four cars and storage. This is a practical, well-located home with the space and layout to suit a growing family.

A composite entrance door opens into a spacious reception hallway, with a staircase to the first floor and a useful understairs storage cupboard. From the hallway, doors lead to the main reception rooms, including the sitting room, study, guest cloakroom, and the open plan living dining kitchen.

The sitting room is a generous dual-aspect space with windows to the front and side, allowing for plenty of natural light. A wall-mounted electric fire provides a central focal point. The study offers versatility for use as a home office, playroom, or nursery, making it ideal for modern family life. The guest cloakroom is fitted with a wash hand basin set within a vanity base unit, chrome mixer tap with tiled splashback, low level WC, and an electric extractor fan.

To the rear of the property is the open plan living dining kitchen, designed for both everyday living and entertaining. The dining and living space is well-proportioned, featuring sliding uPVC doors that open onto the rear garden. The kitchen area is finished with quartz preparation surfaces, incorporating an inset 1½ stainless steel sink and drainer with chrome mixer tap and matching upstands. A comprehensive range of cupboards house an integrated dishwasher, wine cooler, double electric oven and grill, separate integrated microwave, and a five-ring gas hob with extractor over. Wall-mounted cupboards provide further storage, and a door leads through to the utility room.

The utility room continues the quartz worktops with matching sink and chrome mixer tap, cupboard beneath, and space with plumbing for a washing machine and separate tumble dryer. Additional wall-mounted units offer practical storage, and the wall-mounted boiler and electric circuit board is also housed here. A composite side door gives external access.

Upstairs, a semi-galleried landing provides loft hatch access and leads to four double bedrooms, a family bathroom, and an airing cupboard housing the pressurised hot water tank. The master bedroom features fitted wardrobes with mirrored sliding doors and a contemporary ensuite with tiled flooring, wash hand basin set within a vanity unit, tiled splashback, chrome mixer tap, low level WC, and a double shower unit with mains-fed rainfall and handheld shower. An electric extractor fan is also fitted.

The second bedroom also benefits from fitted wardrobes and an ensuite, having a wash hand basin with vanity base cupboard, low level WC, shower unit with chrome rainfall shower and a chrome ladder-style heated towel rail. The remaining two bedrooms are both doubles, one with fitted mirrored wardrobes.

The family bathroom includes tiled flooring, a wash hand basin with chrome mixer tap, low level WC, a bath, and a separate double shower unit with rainfall and handheld shower heads, along with an extractor fan.

Outside, the south-facing rear garden is a standout feature-spacious and private, with a large patio area ideal for entertaining. A covered awning with a manually adjustable roof and a hot tub (both available by separate negotiation) provide additional relaxation space. The lawn is bordered with established planting, and steps lead down to a lower garden with artificial lawn and a timber fence surround. A further patio area is situated behind the detached double garage. To the side, a double-width driveway provides off-street parking for up to four vehicles and includes an electric car charging point. The detached double garage features twin up-and-over doors, power, and lighting.

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 & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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 F

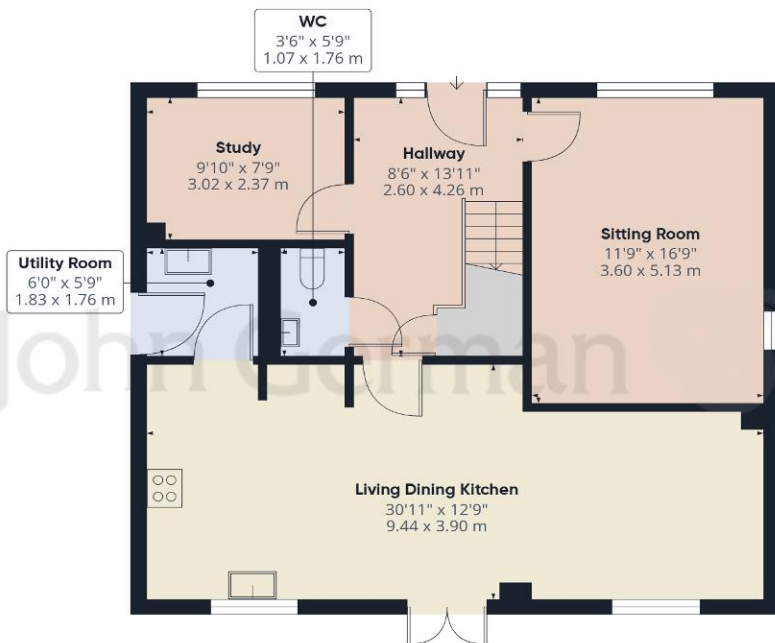
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.derbyshiredales.gov.uk

Our Ref: JGA/03072025

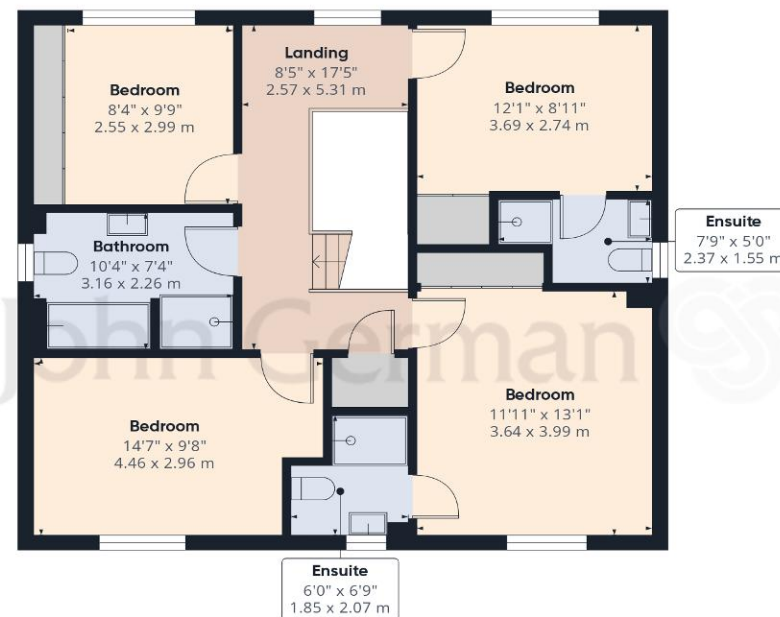
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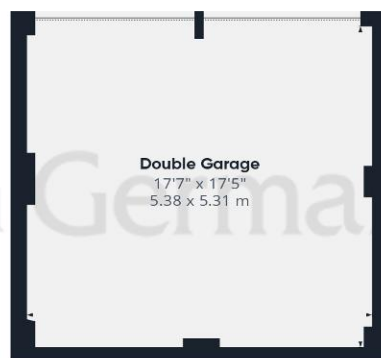




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1903 ft²

176.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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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		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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