

Hambleton Close

Ashbourne, DE6 1NG

John German



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£485,000

Spacious 5-bed detached family home in a quiet cul-de-sac. Features 2 reception rooms, large conservatory, breakfast kitchen, utility, ensuite to principal bedroom, double garage and driveway.

Close to schools, parks and bus links. Ideal for family living.

Located in a popular cul-de-sac setting, the property offers a spacious and practical five-bedroom detached home ideal for families seeking generous living space both inside and out. The property is well-positioned within easy reach of local schools, parks and public transport links, including nearby bus stops, making it a convenient choice for family life.

A uPVC entrance door opens into the porch, which in turn leads through a composite door into the main reception hallway. From here, there is access to the sitting room, dining room, guest cloakroom and breakfast kitchen. A staircase leads to the first floor, with a useful understairs storage cupboard.

The guest cloakroom is fitted with a low-level WC and a wash hand basin with cupboard underneath and chrome mixer tap. The modern breakfast kitchen features preparation surfaces with tiled splashbacks, an inset 1½ stainless steel sink with adjacent drainer and a chrome mixer and boiling water tap. There are a range of base units with cupboards and drawers, an integrated electric double oven and grill, four-ring induction hob with extractor over, appliance space with plumbing for a dishwasher and a freestanding space for a fridge freezer. A matching peninsula breakfast bar provides additional seating and storage. The kitchen opens into the utility room, which includes further work surfaces, boiler, an inset 1½ stainless steel sink with drainer and chrome mixer tap, cupboards beneath, appliance space for a washing machine and separate tumble dryer, a uPVC stable door to the rear garden, and internal access to the integral garage.

The dining room is a flexible reception space with French doors opening into both the sitting room and conservatory. The sitting room is a generously sized front-facing room with a uPVC bay window and a granite fireplace with open fire, creating a central focal point. French doors connect back to the dining room. The large conservatory is a versatile reception space, which could also be utilised as a play room or garden room, overlooking the rear garden and includes doors opening directly onto the patio.

Upstairs, the galleried landing provides access to five bedrooms and the family bathroom, with loft hatch access; partially boarded for storage, and an airing cupboard housing the hot water tank.

The principal bedroom is a spacious double with fitted wardrobes, drawers, and dressing table. It has an ensuite shower room fitted with a white suite comprising pedestal wash hand basin with chrome mixer tap, low level WC, and a double shower unit with electric shower. There are three further double bedrooms, including one with roof eaves storage, and a fifth bedroom currently used as a study.

The family bathroom is fully tiled and includes a white suite with pedestal wash hand basin and chrome mixer tap, low level WC, and a bath with chrome mixer tap and electric shower over, with a folding glass screen and electric extractor fan.

The integral double garage features twin up-and-over doors, power, and lighting.

Externally, the front of the property offers a double tarmac driveway with additional gravelled area providing further off-street parking. To the rear is a well-maintained and presented garden, featuring a limestone patio with granite edging, well-maintained borders with mature planting, and a metal shed on a solid base. The garden is enclosed by fencing and hedging, offering privacy and a safe space for families.

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 & garage **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC 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

Our Ref: JGA15092025

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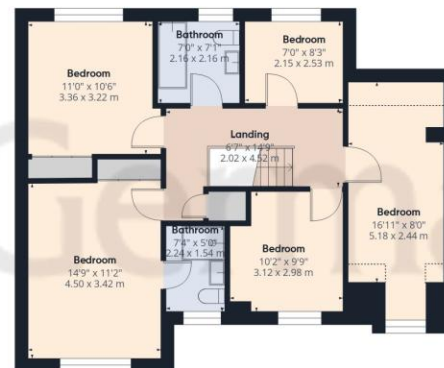
Ground Floor

Approximate total area^m

2013 ft²
186.9 m²

Reduced headroom

24 ft²
2.2 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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.

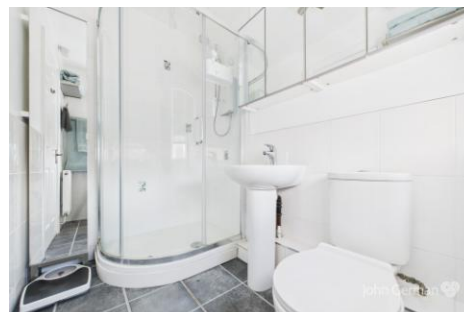
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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