

Stuart Close

Ashbourne, DE6 1SG

John 
German





Stuart Close

Ashbourne, DE6 1SG

£465,000

Immaculately presented and extended four-bedroom detached home in a sought-after cul-de-sac. Featuring an open-plan kitchen, three reception rooms, a spacious rear garden with views of Thorpe Cloud, an integral garage, and off-street parking. Close to amenities, schools, and the A52 - ideal for families.



Located in the popular cul-de-sac of Stuart Close, Ashbourne, this immaculately presented four-bedroom detached home is on the market for the first time since new. Thoughtfully extended, it offers spacious and versatile living accommodation ideal for a growing family. The heart of the home is the impressive open-plan living, dining, and kitchen area, designed for modern family life and entertaining. In addition, three separate reception rooms provide flexible space for a lounge, study, or playroom, catering to a variety of needs. The integral garage and off-street parking add to the practicality of this well-maintained property.

Upon entering the reception hallway, doors lead off to the sitting room, dining room, guest cloakroom, and staircase to the first floor, which benefits from a useful understairs storage cupboard. The guest cloakroom is fitted with a wash hand basin featuring a chrome mixer tap and tiled splashback, vanity base cupboards beneath, a low-level WC, and an electric extractor fan. The sitting room is a well-proportioned space with a fireplace and inset electric fire serving as the focal point. A bay window to the front, fitted with shutter blinds, allows for ample natural light, while French doors open into the dining room. The dining room is a versatile area, providing access to the study through folding doors, with additional doors leading to the sitting room and reception hallway. The study offers further flexibility, benefiting from a dual aspect with a sliding door opening onto the rear garden and a side-facing window. The open-plan dining kitchen is a standout feature of the home, benefiting from electric underfloor heating. It is fitted with granite preparation surfaces incorporating an inset 1½ sink with an adjacent drainer and chrome mixer tap, complemented by matching upstand surrounds. A range of base and wall-mounted units provides ample storage, including integrated appliances such as a dishwasher, fridge freezer, microwave, and "magic pantry" style cupboards. A Stoves electric oven with a five-ring gas hob and matching extractor fan completes the high-specification cooking area. The central island serves as both a breakfast bar and additional storage space, featuring cupboards, drawers, a wine cooler, and seating. Velux roof windows enhance natural light, while a sliding door leads to the rear garden, and an additional door provides side access. A separate door leads into the utility room. The utility room is fitted with rolled edge preparation surfaces incorporating an inset stainless steel sink with an adjacent drainer and chrome mixer tap, with tiled splashback surrounds. There is dedicated appliance space with plumbing for a washing machine and a separate tumble dryer, along with an adjacent storage cupboard. A wall-mounted cupboard houses the Ideal boiler. A wooden door provides internal access to the integral garage.

Moving onto the first-floor landing, doors lead to the bedrooms, family bathroom, and an airing cupboard housing the hot water tank. There is also loft hatch access. The master bedroom is a spacious double with fitted wardrobes, shutter blinds, and a door leading into the en-suite. The en-suite is fully tiled and features a white suite comprising a wash hand basin with a chrome mixer tap set within a vanity base unit, a low-level WC, and a shower unit with a chrome mains shower, including a rainfall showerhead. A chrome heated towel rail, electric shaver point, and extractor fan complete the space. The second bedroom is another good-sized double, benefiting from built-in wardrobes and a window fitted with shutter blinds, offering stunning countryside views towards Thorpe Cloud. Bedrooms three and four both feature shutter blinds, with the fourth bedroom enjoying views over the rear garden and surrounding countryside. The family bathroom is fully tiled and comprises a white suite, including a wash hand basin with a chrome mixer tap set within a vanity base unit, a low-level WC, and a bath with a chrome mixer tap and mains-fed shower with a concertina shower screen. A chrome heated towel rail and electric extractor fan are also installed.

Externally, the spacious rear garden is designed for low maintenance, featuring a patio seating area, artificial lawn, and a timber fence surround, providing a secure and private outdoor space. To the front, a double tarmac driveway offers off-street parking and leads to the integral garage, which benefits from power, lighting, and an up-and-over door.

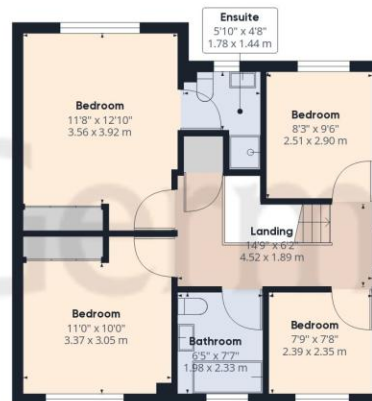
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard **Parking:** Driveway and garage **Electricity supply:** 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 E







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1613.62 ft²

149.91 m²

Reduced headroom

2.97 ft²

0.28 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE360



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.

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.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johnngerman.co.uk

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

JohnGerman.co.uk Sales and Lettings Agent



