

Milldale Court

Ashbourne, DE6 1SN

John German





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Guide Price £410,000

Well-presented and spacious four-bedroom detached home in a quiet cul-de-sac, ideal for families. Features a modern dining kitchen, sitting room with log burner, conservatory, ensuite to principal bedroom, landscaped garden, utility, garage, and off-street parking.



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Located in a quiet cul-de-sac, this property is a well-presented four-bedroom detached home, offering practical and spacious accommodation ideal for a growing family. The home features a recently fitted dining kitchen with modern interior and space for family dining, along with a separate utility room and a useful guest cloakroom. A generous sitting room with a log burner provides a comfortable living space. There is also a conservatory overlooking the garden. The integral garage provides further storage, and the driveway provides off-street parking for multiple vehicles.

Upstairs, the principal bedroom benefits from an ensuite shower room, while three further bedrooms are served by a well-appointed family bathroom. The property has been maintained to a good standard throughout, with a thoughtfully landscaped garden to the rear offering an attractive outdoor space for children to play or for entertaining. With its layout, location and features, this property represents an excellent opportunity for families seeking to upsize in a peaceful yet convenient setting or a couple looking to downsize from a larger property while still having space for family or guests to visit.

A composite front door opens into an entrance porch, with access to the guest cloakroom and a further door leading into the main reception hall. The guest cloakroom is fitted with a pedestal wash hand basin with chrome mixer tap and a low-level WC. The reception hallway includes a staircase to the first floor and a useful under-stairs storage cupboard. Doors lead off to the sitting room and dining kitchen. The sitting room features a square bay window to the front and an inset log burner with granite hearth forming the focal point of the room.

The dining kitchen has been recently refitted with quartz preparation surfaces, an inset sink with adjacent drainer and chrome mixer tap, and matching upstand surround. There is a range of base cupboards and drawers with integrated electric oven and grill, AEG four-ring induction hob with extractor above, integrated fridge, dishwasher, and wine cooler. A matching central island offers further storage and a breakfast seating area. Wall-mounted cupboards provide additional storage. The conservatory is fitted with tiled flooring, uPVC windows, and French doors opening onto the garden. The utility room includes work surfaces with an inset stainless steel sink and chrome mixer tap, tiled splashbacks, and base units with plumbing and space for a washing machine, separate tumble dryer and space for a freestanding fridge freezer. There is a wall-mounted cupboard, which houses the boiler, and access to both the rear garden and the integral garage.

The first floor is accessed via a spacious semi-galleried landing with doors to all bedrooms and the family bathroom. A pull-down loft ladder provides access to a fully boarded loft. There is also an airing cupboard housing the hot water tank. The principal bedroom is a double room with fitted wardrobes featuring sliding doors, and access to an ensuite with wash hand basin and chrome mixer tap set over vanity drawers, low-level WC, and a shower enclosure with chrome mains shower. The ensuite also includes a LED Bluetooth mirror. There are two further double bedrooms and a good-sized single bedroom, currently used as a study. The family bathroom comprises a wash hand basin with chrome mixer tap, low-level WC, and a bath with mains-fed chrome shower and glass screen. There is also an electric shaver point.

The integral garage is fitted with power and lighting and features an electric up-and-over door. To the front of the property, a tarmac driveway provides off-street parking alongside a lawned area. To the rear, the beautifully maintained garden includes a porcelain tiled seating area, a lawn, established planting beds with herbaceous borders, a stone water feature, and practical additions such as electric sockets, an outside tap, log store, and timber shed.

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 & 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 D

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

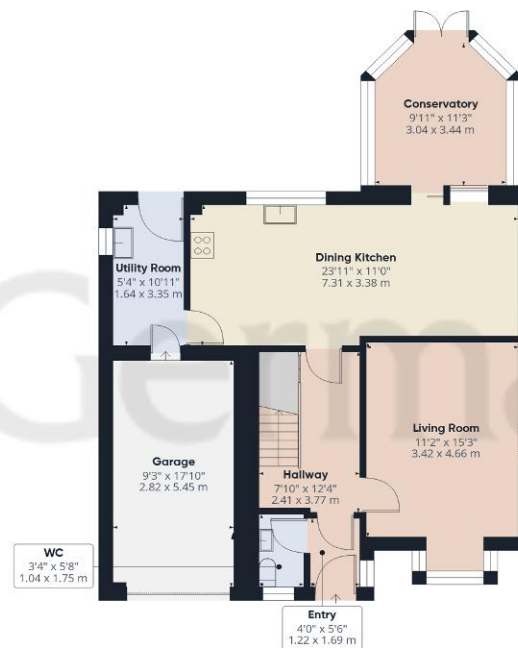
Our Ref: JGA/13102025

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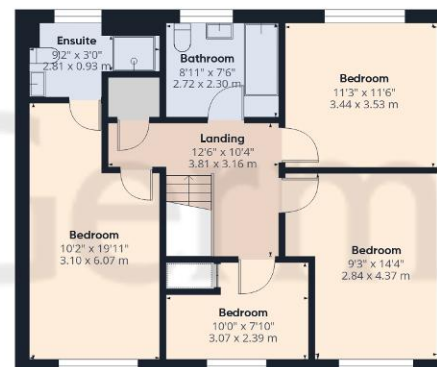


Ground Floor

Approximate total area⁽¹⁾

1630 ft²

151.5 m²



Floor 1

(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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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