



7 Treeneuk Gardens,
Ashgate, S40 3FH

£775,000

W
WILKINS VARDY

£775,000

STUNNING EXECUTIVE DETACHED FAMILY HOME - SOUGHT AFTER CUL-DE-SAC POSITION - FIVE BEDS, THREE BATHS - DOUBLE GARAGE

Sitting on a corner plot in this sought after cul-de-sac is this impressive detached family home which offers a perfect blend of space, comfort and modern living. The property boasts two inviting reception rooms, providing ample space for relaxation and entertainment. There is a superb open plan kitchen/diner fitted with a range of integrated appliances and having bi-fold doors opening onto the attractive rear garden, together with a separate utility room with cloaks/WC off. With five generously sized bedrooms and three bathrooms, this property is ideal for families seeking room to grow or those who enjoy hosting guests. Outside, the property features a detached double garage and driveway parking for two cars.

The surrounding area is known for its tranquil environment, making it an excellent choice for those who appreciate a peaceful lifestyle while still being close to local amenities. With its spacious layout and prime location, it presents an exceptional opportunity for anyone looking to settle in a welcoming community. Do not miss the chance to make this splendid house your new home.

- Stunning Executive Detached Family Home with accommodation over Three Floors
- Two Good Sized Reception Rooms, the Living Room with Large Bay Window
- Separate Utility Room with Cloaks/WC off
- Two En Suites & Family Bathroom
- Attractive Enclosed Rear Garden
- Sought After Cul-de-Sac Position
- Superb Open Plan Kitchen/Diner with Bi-Fold doors opening on the Rear Garden
- Five Good Sized Double Bedrooms
- Detached Double Garage & Driveway Parking
- EPC Rating: C

General
Gas central heating (Ideal Boiler)
uPVC sealed unit double glazed windows and doors
Security alarm system to the house and garage which can be operated remotely by an app.
Gross internal floor area - 249.9 sq.m./2690 sq.ft. (including Double Garage)
Council Tax Band - F
Tenure - Freehold
Secondary School Catchment Area - Brookfield Community School

On the Ground Floor
A front entrance door opens into a ...

Spacious Entrance Hall
Having two built-in storage cupboards, both with sensor lighting. A staircase rises to the First Floor accommodation.

Snug
11'2 x 9'3 (3.40m x 2.82m)
A versatile reception room having downlighting and two windows overlooking the front of the property.

Superb Open Plan Kitchen/Diner
30'2 x 14'0 (9.19m x 4.27m)
A dual aspect room, fitted with a range of two tone wall, drawer and base units with complementary granite work surfaces and upstands.
Inset sink with mixer tap.
Integrated appliances to include two fridge/freezers, dishwasher, two electric ovens and an induction hob with extractor canopy over.
Tiled floor to the kitchen area, and downlighting.
uPVC double glazed bi-fold doors overlook and open onto the the rear of the property.
A door from here gives access into a ...

Utility Room
5'6" x 5'5" (1.69m x 1.67m)
Having a fitted worktop with matching upstand and a fitted base and wall unit, the wall unit housing the gas boiler.
Space and plumbing is provided for a washing machine, and there is also space for a tumble dryer.
Tiled floor.
A door gives access onto the side of the property, and a further door opens to a ...

Cloaks/WC
Being tiled to half height and fitted with a modern white 2-piece suite comprising of a wash hand basin with vanity unit below, and a low flush WC.
Tiled floor and downlighting.

Living Room
17'6 x 14'0 (5.33m x 4.27m)
A spacious dual aspect reception room, having downlighting and a large bay window overlooking the front of the property.

On the First Floor

Landing
With staircase rising to the Second Floor accommodation.

Master Bedroom
14'11 x 14'0 (4.55m x 4.27m)
A good sized dual aspect double bedroom, having a door to a walk-in wardrobe with lighting. A further door gives access to a ...

En Suite Shower Room
Being fully tiled and fitted with a modern white 3-piece suite comprising of a walk-in shower enclosure with mixer shower, wash hand basin with vanity unit below, and a low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.

Bedroom Three
11'10 x 11'9 (3.61m x 3.58m)
A good sized double bedroom having two windows overlooking the rear of the property.

Bedroom Four
15'2 x 11'10 (4.62m x 3.61m)
A good sized dual aspect double bedroom

Bedroom Five
11'1 x 8'11 (3.38m x 2.72m)
A front facing double bedroom, currently used as an office.

Family Bathroom
Being part tiled and fitted with a white 4-piece suite comprising of a panelled bath, large corner shower cubicle with mixer shower, wash hand basin with vanity unit below, and a low flush WC.
Chrome heated towel rail.
Tiled floor and downlighting.

On the Second Floor

Spacious Landing
Having a large timber framed double glazed Velux window. A door gives access to some loft storage and there is also a built-in cupboard which houses the hot water cylinder.

Bedroom Two
21'10 x 18'0 (6.65m x 5.49m)
A good sized 'L' shaped double bedroom having built-in wardrobes, and three timber framed double glazed Velux windows.
A door gives access to a ...

En Suite Shower Room
Being fully tiled and fitted with a white 3-piece suite comprising of a walk-in shower enclosure, wash hand basin with vanity unit below, and a low flush WC.
Chrome heated towel rail.
Tiled floor.
uPVC double glazed Velux window.

Outside
To the front of the property there are two lawned gardens split by a block paved path which leads up to the front entrance door.

A path leads down the side of the property to a gate which opens to the attractive, enclosed rear garden, which comprises of a paved patio and two lawned gardens with planted borders. A central paved path leads to a gate which opens to a block paved driveway which provides car standing for two vehicles and leads to the Detached Double Garage which has an electric door, light, power, wooden shelving, work bench and two shelved wardrobes with lockable doors. The garage roof space is also boarded out.

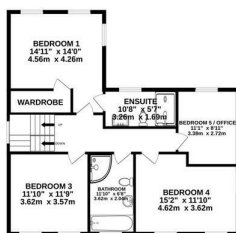
An outside tap and external lighting are also provided.



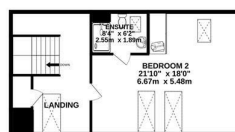
GROUND FLOOR
1231 sq.ft. (114.4 sq.m.) approx.



1ST FLOOR
870 sq.ft. (80.8 sq.m.) approx.



2ND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 2690 sq.ft. (249.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower units, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Brookfield Community School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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