



5 Bed House - Detached

44 Old Derby Road, Ashbourne DE6 1BN
Offers In Excess Of £600,000 Freehold



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**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Spacious Traditionally Styled Family Detached Property
- Offering Well Proportioned Accommodation
- Lounge with Log Burner
- Living Kitchen/Dining Room
- Five/Six Bedrooms (Study) & Two Bathrooms
- Large Garden Plot - Front, Side & Rear - Summerhouse
- Long Driveway - Plenty of Car Standing Spaces
- Outbuildings - Carport, Double Garage & Store
- Convenient For The Amenities and Facilities of Ashbourne

Occupying a much sought after and favoured location on the fringe of the market town of Ashbourne this spacious traditionally styled five/six-bedroomed family detached property offering well proportioned accommodation benefitting from a large garden plot with outbuildings/workshop, convenient for the amenities and facilities of Ashbourne as well as transport routes to the City of Derby and other employment centres.

The Location

The market town of Ashbourne is known as the Gateway to Dovedale and the Peak District National Park which provides some of Britain's greatest countryside walks and scenery. There is a most interesting range of period architecture, shops, schooling and leisure activities.

Accommodation

Ground Floor

Porch

6'11" x 2'9" (2.11 x 0.86)

With glazed entrance door with side glazed windows, quarry tiled flooring, spotlights to ceiling and glazed internal door opening into hallway.

Hallway

14'6" x 7'11" (4.42 x 2.43)

With radiator and staircase leading to first floor.

Lounge

16'10" x 13'5" (5.15 x 4.10)

With brick fireplace incorporating efficient multi fuel stove with raised stone hearth, two double glazed windows either side of chimney breast, radiator, double glazed window overlooking gardens and internal double opening single glazed doors.



Under-Stairs Storage

8'5" x 3'1" (2.57 x 0.94)

With parquet wood flooring and internal leaded window.

Living Kitchen/Dining Room

27'1" x 14'6" (8.28 x 4.42)



Dining Area

With wood flooring, radiator, spotlights to ceiling, double glazed bi-folding doors opening onto private garden, open archway and open space leading into kitchen area.



Kitchen Area

With one and a half sink unit with chrome mixer tap, wall and base fitted units with matching worktops, built-in five ring gas hob with concealed extractor hood, built-in electric fan assisted oven, built-in grill/small oven, integrated fridge/freezer, integrated dishwasher, matching wood flooring, spotlights to ceiling, radiator and large double glazed window overlooking gardens.



Pantry

3'9" x 2'1" (1.16 x 0.66)

With tiled flooring and fitted shelving.

Rear Porch

9'0" x 8'9" (2.76 x 2.68)

With radiator, double glazed door, double glazed window, quarry tiled flooring and open archway leading into living kitchen/dining room.

Utility

8'9" x 4'0" (2.69 x 1.23)

With plumbing for automatic washing machine, space for tumble dryer, double glazed window and wall-mounted Ideal boiler.

Bedroom Five

13'8" x 13'8" (4.18 x 4.17)

With wardrobe/cupboard, radiator, double glazed window to side and double glazed window to rear.



Study/Bedroom Six

13'3" x 10'7" (4.06 x 3.24)

With radiator, double glazed window to side and double glazed window to front.



Family Shower Room

7'10" x 6'11" (2.40 x 2.11)

With double shower cubicle with electric shower, circular washbasin with fitted base cupboard underneath, low level WC, tiled splash-backs, tiled flooring, spotlights to ceiling, heated chrome towel rail/radiator, extractor fan and double glazed window.



Spacious First Floor Landing

17'0" x 14'5" x 6'9" x 5'10" x 5'1" x 4'9" (5.20 x 4.41 x 2.06 x 1.79 x 1.56 x 1.47)

With access to roof space, built-in double storage cupboard, three radiators, built-in large airing cupboard with immersion heater inside, double airing cupboard and large double glazed window overlooking gardens.

Bedroom One

13'6" x 12'8" (4.12 x 3.88)

With five built-in double wardrobes and matching dressing table, further storage into eaves, vaulted ceilings, spotlights to ceiling, radiator and double glazed window to side.



Bedroom Two

16'1" x 11'8" (4.92 x 3.56)

With built-in double wardrobe, built-in storage cupboard with shelving, radiator and double glazed window overlooking gardens.



Bedroom Three

13'5" x 10'8" (4.09 x 3.27)

With two built-in double wardrobes, further storage space into eaves, radiator and side double glazed window.



Bedroom Four

10'1" x 7'4" (3.08 x 2.26)

With radiator and double glazed window.



Family Bathroom

9'6" x 8'10" (2.90 x 2.70)

With roll top bath with claw feet including mixer tap/hand shower attachment, fitted washbasin with fitted base cupboard underneath, low level WC, walk-in double shower cubicle with shower, tiled flooring with electric underfloor heating, additional heated chrome towel rail/radiator and double glazed window.



Large Sunny Garden

The property benefits from a large generous garden plot to the front, side and rear of the house and can be only appreciated when viewed with its wide lawned area which is ideal for children to play, selection of shrubs and plants, enjoyable seating areas to sit out and entertain. Bespoke pizza oven and Summerhouse completes this lovely garden.



Long Driveway

A long driveway provides car standing spaces for several vehicles and leads to the garage/workshops.



Double Width Carport

35'10" x 10'5" (10.94 x 3.19)

Providing space for four vehicles with power, lighting and cold water tap.



Double Garage

23'0" x 15'5" (7.02 x 4.70)

With power, lighting, window to rear, up and over metal door and roof space for storage.



Large Store

14'4" x 11'2" (4.37 x 3.41)

With double glazed window and light.

Garden Store

22'10" x 3'10" (6.96 x 1.18)

With light and window.

WC

4'5" x 3'10" (1.36 x 1.19)

With low level WC.

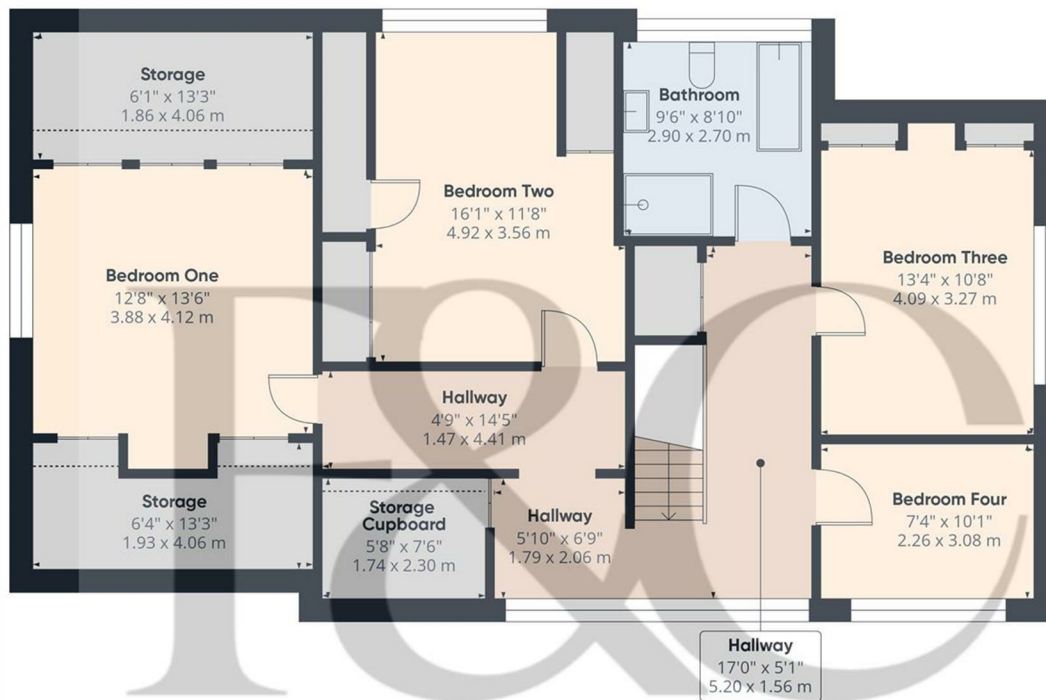
Council Tax Band - F

Derbyshire Dales





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Floor 1

Approximate total area⁽¹⁾

1145 ft²
106.4 m²

Reduced headroom

159 ft²
14.8 m²

(1) Excluding balconies and terraces

Reduced headroom

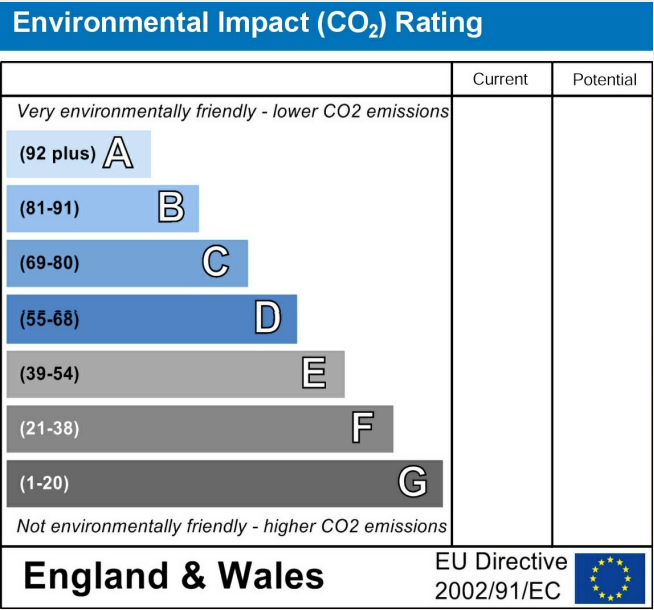
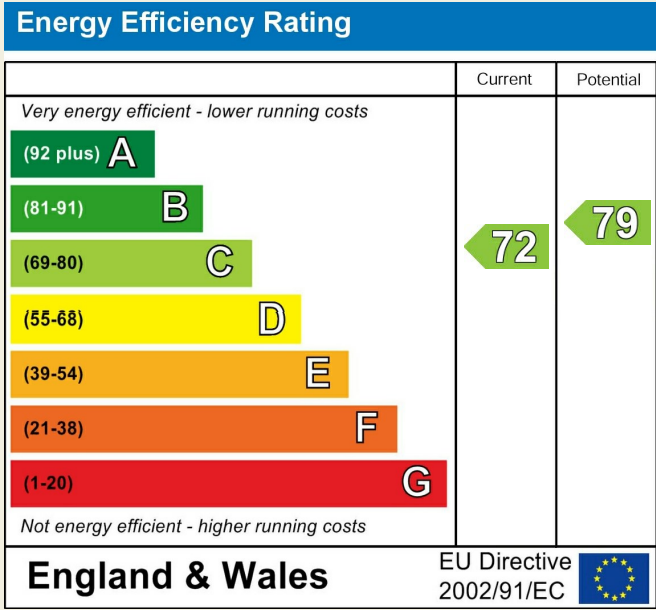
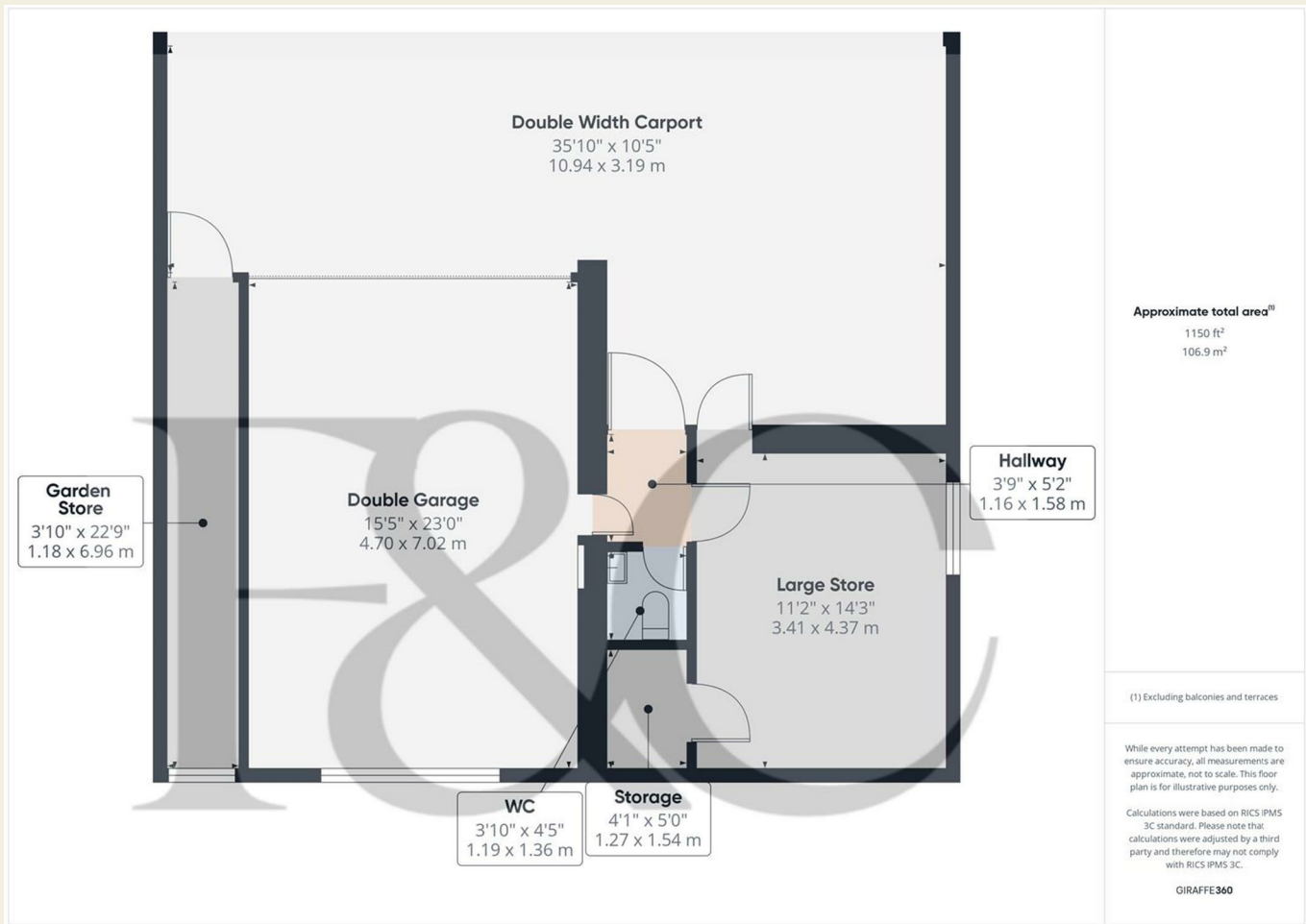
Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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