



## 4 Bed House - Detached

Spinfield Yeldersley Lane, Ednaston, Ashbourne DE6 3AB  
Offers Around £895,000 Freehold



4



1



3



**Fletcher  
& Company**

[www.fletcherandcompany.co.uk](http://www.fletcherandcompany.co.uk)



- Outstanding Detached Home in Village Location
- Lounge with Log Burner
- Living Kitchen/Dining/Snug
- Four Bedrooms & Three Bathrooms
- Double Garden Plot – approx. One Acre
- South Facing Porcelain Sun Terrace
- Large Sweeping Driveway
- Double Garage with Utility
- Potential to Extend or Develop
- Comprehensively Modernised – High Specification – Viewing Essential

Enjoying a popular village location and offering further enviable potential, this stylish contemporary detached property benefits from a genuine double south facing garden plot extending to approx. one acre located in the heart of the village of Ednaston.

#### The Location

Ednaston is conveniently situated off the A52 between the City of Derby and Ashbourne, known as the gateway to Dovedale and the famous Peak District National Park.

The market town of Ashbourne (6 miles) provides an interesting range of period architecture, shops, schools and leisure activities. The City of Derby is only 8 miles away and provides a more extensive range of facilities. There are excellent local primary schools which feed into the noted Queen Elizabeth Grammar School at Ashbourne. For those who enjoy the outdoor pursuits there are some delightful walks in the nearby countryside and fishing ponds.

#### Accommodation

##### Ground Floor

##### Entrance Hall

11'0" x 10'7" (3.36 x 3.24)

With composite entrance door, radiator, attractive herringbone style wood effect flooring, spotlights to ceiling, double glazed window and oak staircase with glass balustrade leading to first floor.

##### Cloakroom

7'4" x 2'8" (2.25 x 0.83)

With low level WC, fitted wash basin with chrome fittings and fitted base cupboard underneath, matching herringbone style wood effect flooring, heated chrome towel rail/radiator, coat hooks, spotlights to ceiling, extractor fan, double glazed window and internal oak veneer door with chrome fittings.

### Lounge

20'8" x 12'6" (6.31 x 3.82)

With chimney breast incorporating brick fireplace with log burning stove with raised slate hearth, matching herringbone style wood effect flooring, underfloor heating, spotlights to ceiling, double glazed window with aspect to front, double glazed window with aspect to side, featured double glazed bi folding doors opening on to south facing garden and internal oak veneer door with chrome fittings.



### Living Kitchen/Dining/Snug

25'10" x 14'6" (7.89 x 4.43)



### Snug Area

With matching tile flooring with underfloor heating, spotlights to ceiling, feature double glazed bi folding doors opening onto south facing garden and open space leading to kitchen area and dining area.



### Dining Area

With tile flooring with underfloor heating, double glazed window overlooking front garden with fitted blind and open space leading to snug area and kitchen area.



## Kitchen Area

With one and a half sink unit with chrome mixer tap incorporating a boiling tap, wall and base fitted units with matching quartz worktops, uplighting, integrated dishwasher, spotlights to ceiling, integrated large fridge, integrated large freezer, two Siemens electric fan assisted ovens, Siemens built-in combination microwave oven, Siemens coffee maker, matching kitchen island again with quartz worktops incorporating a Bora induction hob with downdraft extractor fan, a further range of underneath storage cupboards and also forming a useful breakfast bar area, matching tile flooring with underfloor heating, open space leading to snug and dining area, oak veneer door with chrome fittings and featured double glazed bi folding doors opening onto south facing garden.



## First Floor Landing

16'10" x 9'6" (5.14 x 2.91)

With continuation of the oak staircase with attractive glass balustrade, spotlights to ceiling, radiator, double glazed window with aspect to front, access to roof space and built-in cupboard housing the boiler and high efficiency hot water cylinder.



## Bedroom One

14'10" x 11'1" (4.54 x 3.40)

With built-in double wardrobe, radiator, double glazed window with fitted blind to side, double glazed French doors with Juliet style balcony overlooking south facing garden and internal oak veneer door with chrome fittings.



## En-Suite Bathroom

11'10" x 5'8" (3.62 x 1.74)

With bath with chrome fittings with chrome hand shower attachment, fitted wash basin with chrome fittings with fitted base cupboard underneath, low level WC, walk-in double shower with chrome fittings including shower, spotlights to ceiling, extractor fan, radiator, tile splashbacks, matching tile flooring, double glazed window with fitted blind and internal oak veneer door with chrome fittings.





### Bedroom Two

12'0" x 11'6" (3.68 x 3.52)

With radiator, double glazed window with fitted blind overlooking south facing garden and internal oak veneer door with chrome fittings.



### Jack & Jill Style En-Suite

8'0" x 5'1" (2.46 x 1.57)

With double shower cubicle with chrome fittings including shower, fitted wash basin with chrome fittings, low level WC, tile splashbacks, matching tile flooring, shaver point, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, double glazed window with fitted blind and oak veneer door with chrome fittings.



### Bedroom Three

11'5" x 10'0" (3.49 x 3.07)

With radiator, double glazed window with fitted blind overlooking south facing garden and internal oak veneer door with chrome fittings.



### Bedroom Four

8'9" x 8'2" (2.69 x 2.51)

With radiator, double glazed window with fitted blind with aspect over front garden and internal oak veneer door with chrome fittings.



### Family Bathroom

7'11" x 5'6" (2.43 x 1.70)

With bath with chrome fittings including chrome shower over with shower screen door, fitted wash basin with chrome fittings, low level WC, tile splashbacks, matching tile flooring, spotlights to ceiling, extractor fan, heated chrome towel rail/radiator, double glazed window with fitted blind and internal oak veneer door with chrome fittings.



### Front Garden

The property is set well back from the attractive, leafy lane behind a deep, lawned fore-garden with Willow tree.



### Large Porcelain Sun Terrace

Providing a pleasant sitting out and entertaining space enjoying the south facing garden and beyond.





### Rear Garden

To the rear of the property is a large, south facing, private (not overlooked) garden which is mainly laid to lawn with large, porcelain, sun terrace. Timber garden shed. Outside lights, power and cold water tap.



### Large Driveway

The property benefits from a large tarmac driveway with block paved edges providing car standing spaces for approximately seven/eight vehicles.



### Double Garage

17'11" x 17'10" (5.47 x 5.44)

With utility area with single stainless steel sink unit with mixer tap, wall and base fitted cupboards with matching worktops, plumbing for automatic washing machine, space for tumble dryer, concrete floor, radiator, power, lighting, front and rear access doors and electric up and over front door.

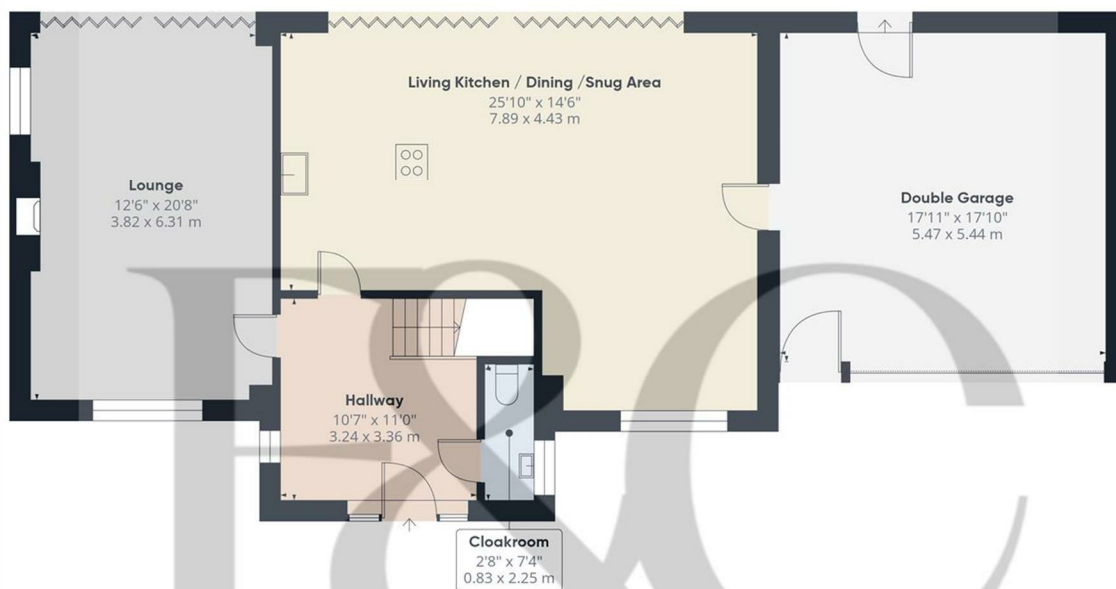
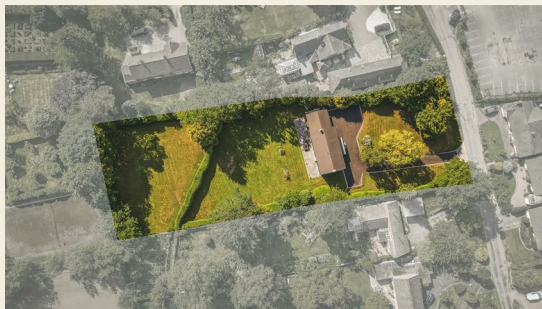


### Potential To Extend

There is further potential to extend the property if desired (subject to planning permission)

### Council Tax Band F





**Approximate total area<sup>(1)</sup>**  
1233 ft<sup>2</sup>  
114.6 m<sup>2</sup>

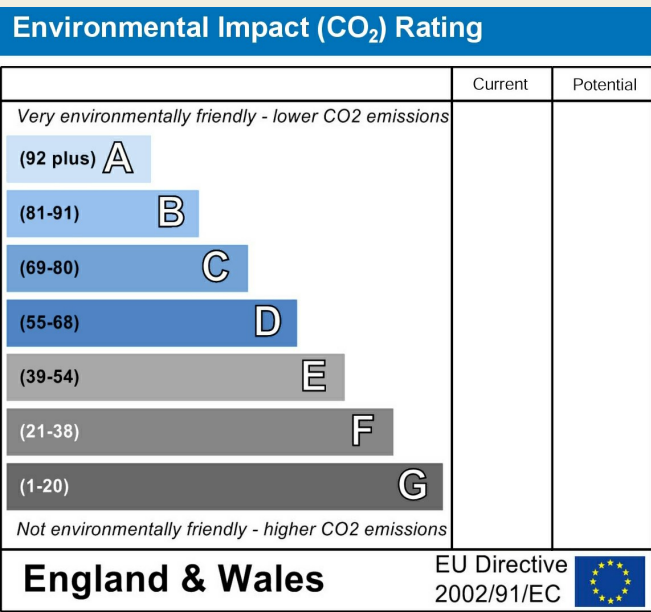
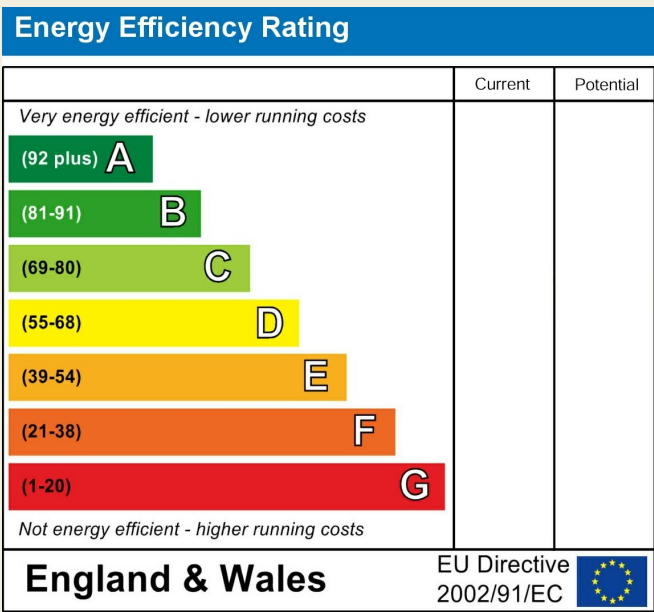
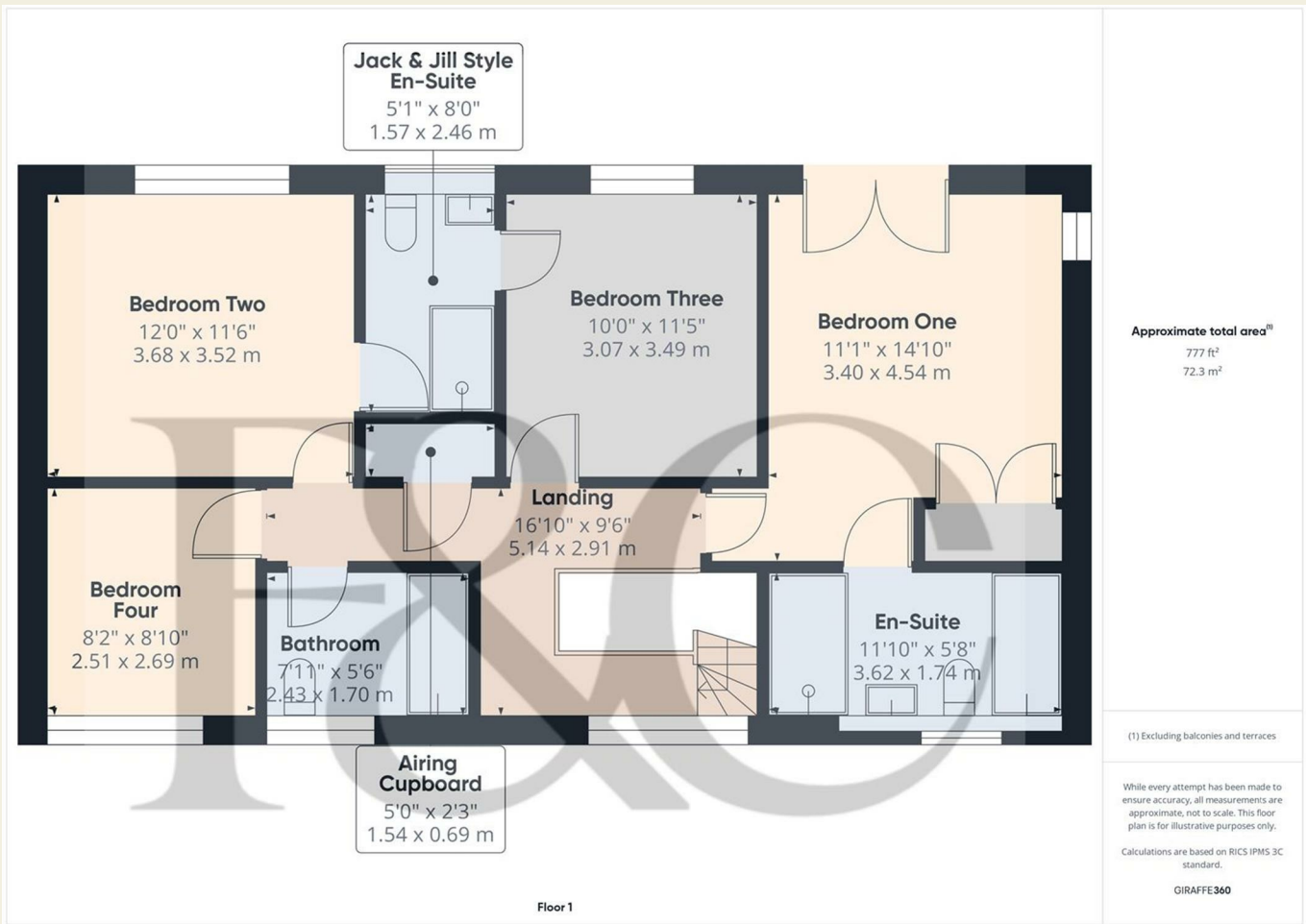
(1) Excluding balconies and terraces

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

Floor 0

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. Fletcher & Company 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.



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. Fletcher & Company 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.