





This executive five-bedroom detached home is positioned on an enviable cul-de-sac plot within an exclusive development in Ashbourne, enjoying a larger-than-average plot size and wonderful far-reaching views to the rear. The property offers generous and beautifully presented accommodation throughout, including a spacious lounge with French doors to the garden, a formal dining room, a well-equipped open-plan kitchen diner, a study, ground-floor WC and a bright reception hallway. The first floor features five well-proportioned bedrooms, including an impressive principal suite with fitted wardrobes and a contemporary en-suite, along with a modern four-piece family bathroom. The home benefits from gas-fired central heating and sealed-unit UPVC triple glazing.

Outside, a substantial driveway provides ample parking and leads to a detached double garage with power, lighting and additional loft storage. The rear elevation enjoys elevated countryside views, with direct access from the lounge and kitchen to the patio and garden areas.

Located in the sought-after market town of Ashbourne, the property enjoys the perfect balance of charm and convenience. Ashbourne is renowned for its period architecture and lies on the edge of the beautiful Peak District, offering an excellent range of shops, restaurants, bars, good schooling, regular bus services and easy access to stunning countryside walks. This outstanding family home combines executive living with a superb setting, making it an excellent choice for those seeking space, style and a highly desirable location.



Reception Hall

A welcoming entrance hall with a balustrade staircase rising to the first-floor landing. The UPVC double-glazed front door is accompanied by four matching glazed side panels, allowing natural light to flow through. The hallway features two central-heating radiators, ceiling spotlights, a smoke alarm, a doorbell chime, a useful under-stairs storage cupboard and a telephone point. Internal doors lead to the ground-floor accommodation.

Lounge

A generous and beautifully presented dual-aspect lounge with complementary tiled flooring. Two bespoke UPVC triple-glazed windows overlook the front elevation, while a set of UPVC double-glazed French doors with adjoining side windows open directly onto the rear patio. The room includes coving to the ceiling, a TV aerial point and two central-heating radiators.

Dining Room

A stylish formal dining space finished with the same complementary tiled flooring as the lounge. Two bespoke UPVC triple-glazed windows face the front elevation, creating a bright and inviting setting for family dining and entertaining.

Study

A practical and versatile room ideal for home working. A UPVC triple-glazed window to the rear elevation provides plenty of natural light, complemented by tiled flooring and a central-heating radiator. The room is fitted with a comprehensive range of bespoke storage cupboards incorporating shelving and hanging space.



W.C.

A modern cloakroom featuring tiled flooring, a floating washbasin with mixer tap and tiled splashback, a low-level WC, central-heating radiator and an extractor fan.

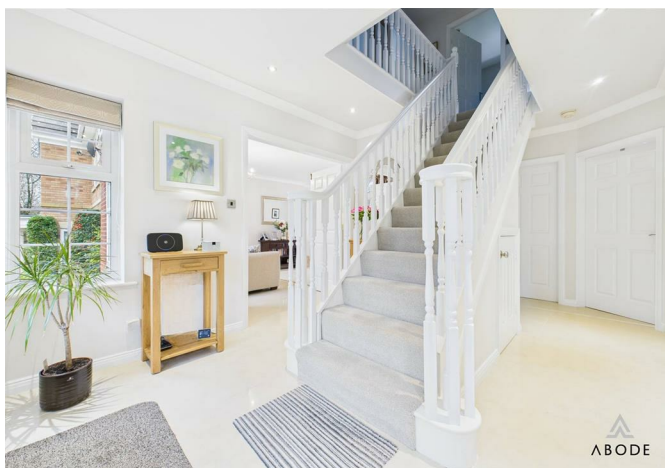






Kitchen/Diner

A superb open-plan kitchen and dining area offering direct access to the rear patio through UPVC double-glazed French doors with integrated fitted blinds. A further UPVC triple-glazed window overlooks the side elevation. The kitchen is fitted with a bespoke range of matching base and eye-level units with drop-edged work surfaces and complementary tiled splashbacks. High-quality integrated appliances include double electric ovens with grill and warming plate, a stainless-steel gas hob with matching extractor hood, an integrated dishwasher and two wine coolers. There is space for freestanding under-counter appliances. The room is completed with tiled flooring, ceiling spotlights and a central-heating radiator.



Landing

The first floor is enhanced by newly fitted carpets throughout, adding a contemporary feel. Due to the property's elevated position, the rear bedrooms enjoy far-reaching views to all the rear aspects. The landing provides access to the loft via a fitted hatch, with a smoke alarm. An airing cupboard houses the pressurised hot water system and offers eye-level shelving. Doors lead to the first-floor rooms.

Bedroom One

A spacious and bright principal bedroom with two UPVC triple-glazed windows to the front elevation and a central-heating radiator. The room benefits from an extensive range of bespoke fitted wardrobes incorporating hanging rails, shelving, drawers and a designated television area. An internal door leads to the en-suite.



En-suite

A modern and well-appointed en-suite with a UPVC triple-glazed frosted window to the side. The three-piece suite includes a low-level WC, a wash hand basin with mixer tap and a double walk-in shower with waterfall shower head. Complementary tiling enhances the walls, and the room features a chrome heated towel radiator, shaving point, ceiling spotlights and a built-in extractor fan.

Bedroom Two

Positioned at the rear of the property, this bedroom features a UPVC triple-glazed window with integrated roller blind, a central-heating radiator and a double fitted wardrobe with hanging and shelving space.

Bedroom Three

A generous front-facing double bedroom with two UPVC triple-glazed windows and a central-heating radiator. Built-in wardrobes offer excellent storage with shelving and hanging rails.

Bedroom Four

A well-sized bedroom with a UPVC triple-glazed window overlooking the rear elevation and a central-heating radiator.

Bedroom Five

Currently arranged as a study, this room enjoys an oversized UPVC triple-glazed window to the front elevation, a central-heating radiator and a built-in wardrobe with hanging rails and shelving.



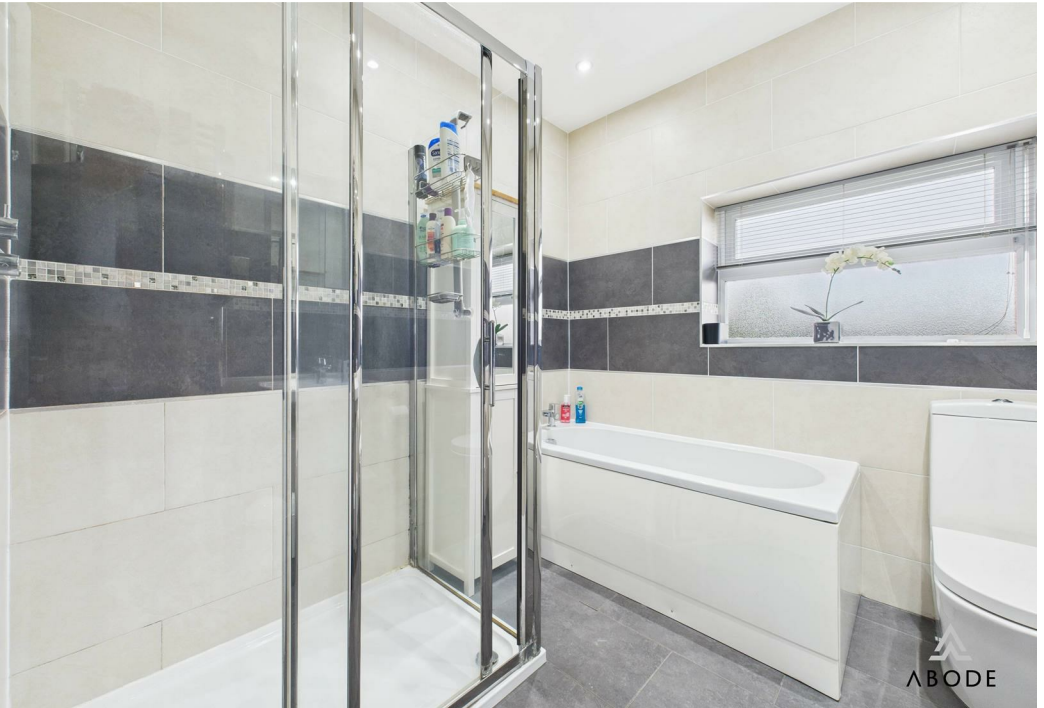
Bathroom

A beautifully finished family bathroom with a UPVC triple-glazed frosted window to the rear elevation. The four-piece suite comprises a low-level WC, a bath with mixer tap, a double shower cubicle with a waterfall shower head and sliding glass door, and a wash hand basin with mixer tap. The room is fully tiled to the walls and floor and includes a chrome heated towel radiator, shaving point, ceiling spotlights, extractor fan and externally controlled underfloor heating.

Detached Double Garage

A detached double garage with an electric up-and-over door to the front. The interior has been plastered and decorated and benefits from power points, lighting, a concrete floor and a pull-down loft hatch with ladder for additional storage. A rear entry door provides convenient access to decking and steps leading to the side patio.







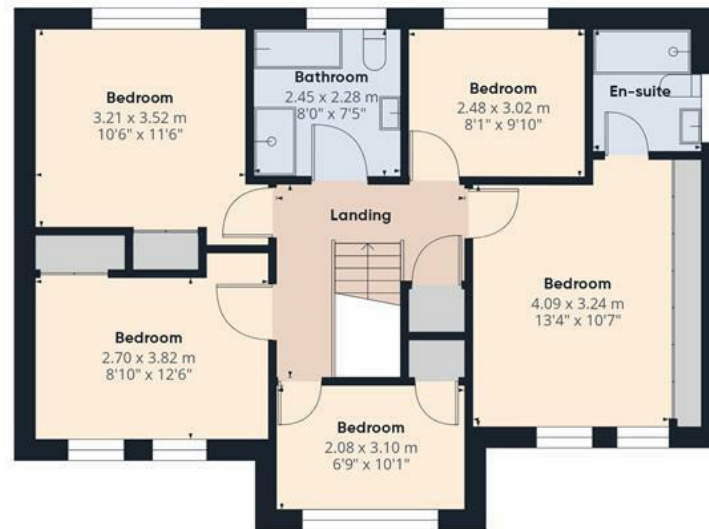






Floor 0 Building 1

Approximate total area⁽¹⁾
150.2 m²
1616 ft²



Floor 1 Building 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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Double Garage

5.47 x 5.48 m
17'11" x 17'11"



Floor 0 Building 2

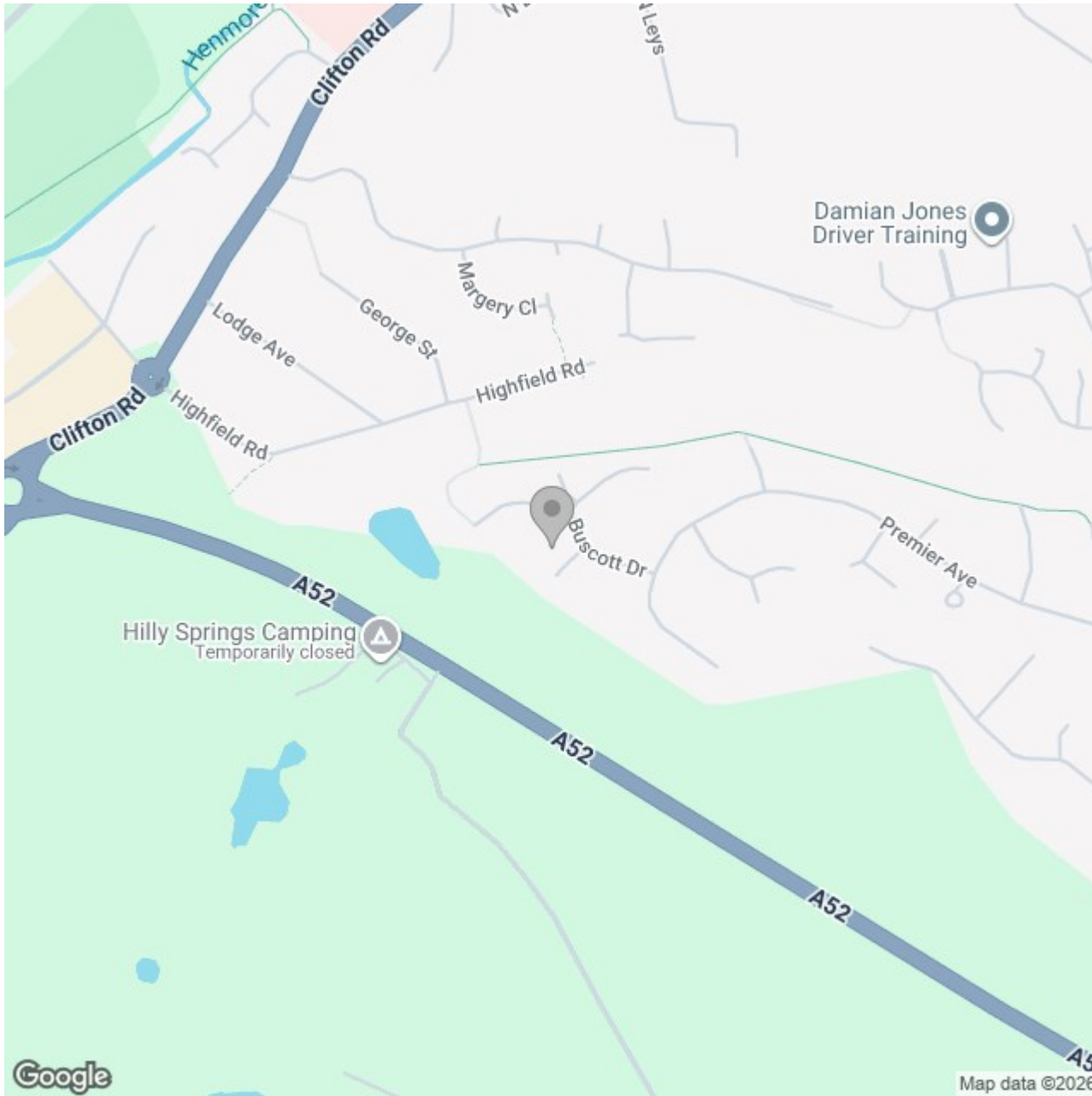
Approximate total area⁽¹⁾

30.4 m²
327 ft²

(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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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 	