DALESIDE,
37A WINDMILL LANE,
ASHBOURNE, DE6 1EY
PRICE:
OFFERS OVER £600,000

DALESIDE, 37A WINDMILL LANE, ASHBOURNE, DE6 1EY

Situated in one of Ashbourne's most sought after residential locations, this superbly appointed modern detached house offers over 2200 sq ft of high specification, four bedroomed, accommodation arranged over three floors.

Benefiting from no upward chain this is an opportunity to acquire a home ideal for socialising with friends and family or, if you prefer, just to give you breathing space. At the centre of the house is a magnificent open plan living/dining/kitchen room with bi-fold doors leading out to the substantial garden terrace with far reaching views over Dovedale and Thorpe Cloud. The kitchen itself is comprehensively equipped and features an extensive kitchen island with plenty of natural light from the beautiful lantern window.

If you want to be more cosy, on the same floor there is also a comfortable traditional sitting room with gas fire for winter evenings.

On the first floor there are three double bedrooms (one en-suite) together with a family bathroom providing plenty of space for guests or families. On the second floor is a master suite with bedroom (big enough for a super king bed), substantial en-suite and dressing area.

The house has air source heat pump central heating with under floor heating throughout the ground floor. It has a single integral garage, ample off street parking and a pleasant rear garden.

This is a well-positioned home from which you can easily walk into Ashbourne, with all its shops, schools and other amenities, or equally as accessible into the Peak District countryside, via the Tissington Trail and numerous other lanes and byways. Ashbourne itself is at the intersection of a number of routes which give easy access to surrounding towns and cities for commuting or shopping.

Internal viewing is strongly recommended.

ACCOMMODATION
A high-quality oak effect composite upvc sealed unit double glazed front door leads to

Reception Hall having staircase off with deep understairs storage cupboard. The understairs cupboard houses the underfloor heating manifolds.

Ground Floor Guest Cloakroom having fitments in white comprising low flush wc and wash hand basin set into vanity unit with cupboard beneath and tiled splashback. Obscured sealed unit double glazed upvc window. Towel rail radiator.

There is a pedestrian access door from the hall to the garage next to the burglar alarm control panel. Across the hall is a connecting door to

Front Sitting Room 6.06m x 2.87m (19'11" x 9'5") with upvc sealed unit double glazed window to the front, fitted black marble hearth with tiled fireback, oak mantel and decorative fuel effect gas stove. Wide double opening glazed door to

Magnificent L-Shaped Family Living/Kitchen/Dining Room having maximum overall measurements of 10.62m x 7.5m (34'10" x 24'7"). This magnificent room features a superb, sealed unit double glazed lantern roof with integral blind and wide five section bi-fold doors which together afford the room magnificent natural light. The floor is finished throughout in large limestone effect tile with the kitchen beautifully and comprehensively fitted with an excellent range of contemporary units providing base cupboards and wall cupboards with matching drawer banks, kitchen dresser, two tall pull-out larder cupboards, flanking an American refrigerator with drinks dispenser and top cupboard above. Ample polished quartz worksurfaces with fitted Blanco Belfast style sink unit and pillar mixer tap. Contemporary tiled splashbacks. Integrated Neff five burner gas hob and integrated Neff double oven set into oven housing with cupboards above and below. Brushed stainless steel extractor fan and integrated dishwasher. There is an extensive island unit with matching polished quartz worksurface, fitted cupboards and fitted wine cooler. Integrated breakfast bar with seating for four people. Door off to

Utility Room 2.5m x 2.15m (8'3" x 7'1") having fittings to match the kitchen again with ample base cupboards and wall cupboards, polished quartz work surfaces and single drainer porcelain sink unit with pillar mixer tap. Ceramic tiled splashbacks, appliance space with plumbing for automatic washing machine and ceramic tiled floor to match the kitchen. A large double opening cupboard

houses the central heating heat pump.

Staircase to First Floor Galleried Landing with further staircase off to second floor level and with period style radiator.

Principal First Floor Bedroom Suite 6m x 2.5m (19'8" x 8'3") plus over stairs recess incorporating deep shelved storage cupboard. Upvc sealed unit double glazed window to the front and period style radiator. Understairs storage cupboard.

En Suite Shower Room having good quality contemporary fitments in white comprising quadrant shower cubicle with mains shower control having rainwater head and curved glazed shower screen doors. Wall hung wash hand basin with drawers beneath and low flush wc. Fully ceramic tiled floor and walls, upvc sealed unit double glazed window, inset ceiling spotlights and large towel rail radiator.

First floor Bedroom Two (front) 5.11m x 2.87m (16'9" x 9'5") with upvc sealed unit double glazed window and period style radiator. Over stairs storage recess.

First floor Bedroom Three (rear) 3.73m x 2.86m (12'3" x 9'5"). This room is currently used as a dressing room and study. Having period style radiator and upvc sealed unit double glazed window enjoying extensive countryside views.

Principal Family Bathroom being of spacious proportions with luxury four piece suite in white comprising free standing bath having external pillar tap with handheld shower nozzle. Low flush wc, wash hand basin set into vanity unit with polished quartz surround and double opening cupboard beneath. Quadrant shower with mains shower control, rainwater head and glazed shower screen with sliding door. The bathroom has fully ceramic tiled walls and floor and there is a large towel rail radiator. Obscured upvc sealed unit double glazed window.

Staircase to Second Floor Level

Principal Bedroom Suite measuring 3.85m x 3.76m (12'8" x 12'4") with deep dormer recess (1.5m to the rear) and dressing area measuring approximately 2m x 1.4m (6'7" x 4'7"). There is a large eaves storage cupboard, upvc sealed unit double glazed dormer window enjoying extensive views towards Dovedale and Thorpe Cloud. Period style radiator and ceiling fan with integrated light.

En Suite Shower Room having high quality contemporary fitments comprising large wash hand basin set into vanity unit with drawers beneath and having tiled splashbacks, low flush wc and large fully tiled shower cubicle with electric shower control having rainwater head and sliding glazed shower screen doors. Velux roof light, towel rail radiator.

OUTSIDE

The property stands well back from the road and is approached via a block paved driveway which extends to immediately in front of the property to provide ample car standing space. The front garden has been designed and planted for ease of maintenance and features numerous flowering shrubs and bushes with evergreens etc. There is a mature flanking beech hedge.

The driveway leads to the integral garage with automatic up and over roller shutter door, electric light and power supply and there is a cold water tap. The garage houses the electricity consumer units. The garage measures 5.2m x 2.5m (17'1" x 8'3").

There is a gated pedestrian access to each side of the house with the one to the right-hand side leading to a natural stone paved pathway which has an EV charging point and outside cold water tap. This path is illuminated by timed feature external 'up and down' lighting which matches similar lighting around the exterior of the property.

The side pathway leads to the rear where there is an extensive raised Indian stone patio terrace which enjoys far reaching views over the rolling countryside of the valley of the River Dove and towards both the Weaver Hills and Dovedale. From the patio three steps lead down to the primarily lawned garden area which is set with maturing specimen and evergreen trees.

SERVICES

It is understood that mains water, electricity, gas and drainage are connected to the property which benefits from air source heat pump central heating which is underfloor throughout the whole of the ground level living accommodation.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

It is understood that the property is held freehold but interested parties should verify this position with their solicitors.

COUNCIL TAX

For Council Tax purposes the property is in band F .

EPC RATING B

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

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Ref FTA2833

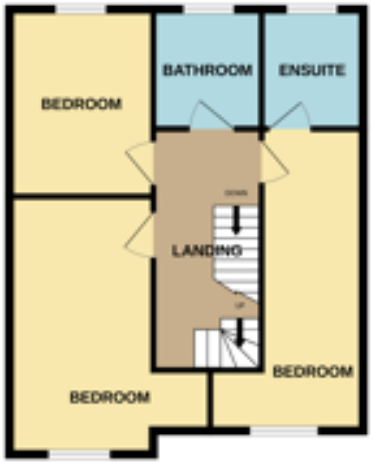
SAVON
LE CHAT
MARSEILLE

OWNER'S PERSPECTIVE

'We bought Daleside from new and have spent four very happy years here making it into our home. Windmill Lane is a friendly road – a community really - where neighbours all look out for one another but never interfere. We have explored Derbyshire from here and found a number of favourite pubs that we can either walk or drive to and there's even a farm shop at the end of the road. But most of all it's just a very nice place to live. What more could you want'

GROUND FLOOR
1245 sq.ft. (115.7 sq.m.) approx.

1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



2ND FLOOR
293 sq.ft. (27.1 sq.m.) approx.

TOTAL FLOOR AREA : 2188 sq.ft. (203.3 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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Distinctive Homes for Discerning Purchasers

11 Church Street, Ashbourne, Derbyshire, DE6 1AE
Telephone 01335 346246
also at

MATLOCK 01629 580228
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