

Stuart Close
Ashbourne, DE6 1SG

John German



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Asking Price Of £485,000

Five bedroom detached family home in a quiet cul-de-sac, offering two reception rooms, garden room, kitchen with utility and integral double garage. Principal bedroom with ensuite, spacious rear garden with views towards Thorpe Cloud, driveway parking and Fibre broadband available.

Close to amenities and A52.



This property is a five bedroom detached family home, positioned in a quiet and popular cul-de-sac. The property offers well-balanced accommodation suited to modern family life, with fibre to the premises available, making it ideal for home working. The ground floor includes two reception rooms, providing flexible living and dining space, along with an additional garden room overlooking the rear garden. The kitchen is complemented by a separate utility room and there is also a guest cloakroom for added convenience. An integral double garage provides secure storage or parking.

Upstairs, there are five bedrooms, including a principal bedroom with ensuite shower room. The remaining bedrooms are served by a family bathroom, offering practical accommodation for a growing household. Externally, the property benefits from a driveway providing off-street parking and a spacious rear garden enjoying views towards Thorpe Cloud and the surrounding countryside. The location offers close proximity to local amenities, schools, parks and bus routes, with swift access to the A52 for commuting. This is a well-located and generously sized home, well suited to families seeking space, functionality and a convenient setting.

Entering the property, the reception hallway has tiled flooring and provides access to the sitting room, dining room, kitchen and guest cloakroom. There is a staircase rises to the first floor, with a useful understairs storage cupboard. The guest cloakroom is fitted with a pedestal wash hand basin with chrome mixer tap and a low level WC.

The sitting room is a spacious reception room with a bay window to the front elevation and glazed double doors leading through to the dining room. A gas fired fireplace forms the focal point of the room. The dining room connects back to the reception hallway and provides access to the garden room. The garden room has tiled flooring, uPVC windows and French doors opening onto the rear garden, along with electric radiators for year round use.

The kitchen is fitted with rolled edge preparation surfaces incorporating a 1½ stainless steel sink with adjacent drainer and chrome mixer tap, with tiled splashbacks. There is a range of cupboards and drawers beneath, together with wall mounted units. Integrated appliances include a double electric oven and grill with microwave above, fridge freezer, dishwasher and a four ring gas hob with extractor fan over.

The utility room continues the same finish, with rolled edge work surfaces, inset stainless steel sink and tiled splashbacks. There are cupboards beneath, appliance space and plumbing for a washing machine and separate tumble dryer. A wall mounted cupboard houses the boiler. The room has tiled flooring, an extractor fan, an internal door into the double garage and a door leading out to the rear garden.

The first floor landing provides access to all five bedrooms and the family bathroom, along with an airing cupboard housing the hot water tank. There is also a loft hatch with pull down ladder leading to a most useful loft space, which is boarded. The principal bedroom is a spacious double with fitted wardrobes and access to the ensuite shower room. The ensuite is fitted with a white suite comprising pedestal wash hand basin with chrome mixer tap, low level WC and corner shower unit with chrome mains rainfall shower. There is also an electric shaver point and chrome ladder style heated towel rail.

The second bedroom is also a double with fitted wardrobe enjoying elevated views towards Thorpe Cloud and the surrounding countryside. Bedroom three has a dual aspect, with Velux roof window to the rear and window to the front with separate loft access. Bedroom four is a small double with fitted wardrobes, and bedroom five is a single bedroom currently utilised as a study.

The family bathroom is fitted with a white suite comprising pedestal wash hand basin with chrome mixer tap, low level WC and a bath with chrome mixer tap and shower over with glass screen. An electric shaver point and extractor fan are also fitted.



To the rear, the property benefits from a spacious and well maintained terraced garden. There is a patio seating area adjoining the house, a lawn and mature herbaceous and flowering borders with a pond. A mid level terrace provides a further patio seating area with raised vegetable plot and greenhouse set on a gravel area. The lower terrace includes additional gravelled space and a timber shed. An outside tap is fitted.

To the front, a tarmac double driveway provides off street parking alongside an adjacent lawn. The integral double garage has power and lighting, with twin up and over doors.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTP

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

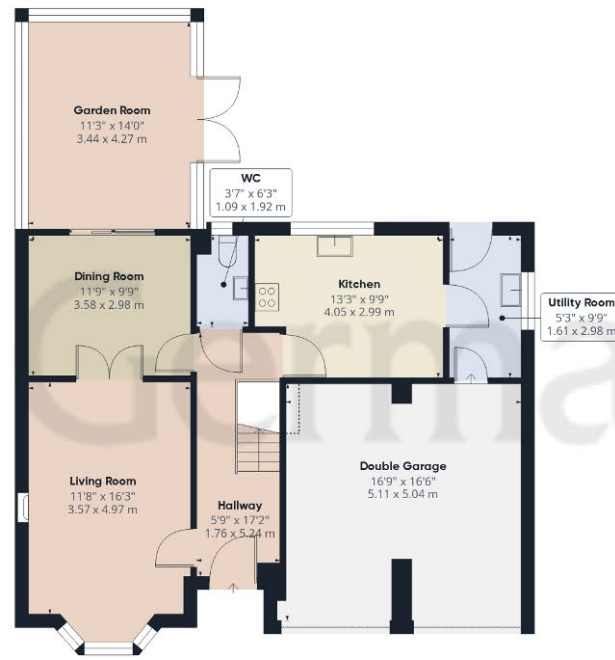
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

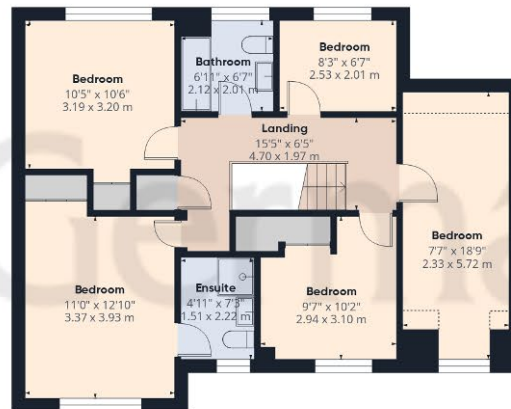
Our Ref: JGA/26022026

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1808 ft²
167.9 m²

Reduced headroom

19 ft²
1.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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Agents' Notes

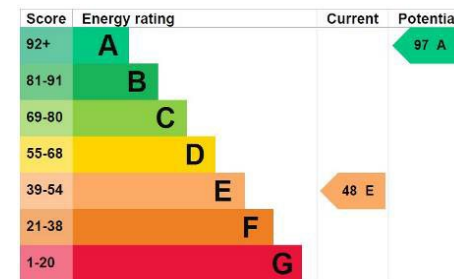
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John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



