

Booth Drive

Ashbourne, DE6 1SZ

John German



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£565,000

Substantial five double bedroom detached home in a popular cul-de-sac. Three bathrooms, two reception rooms, dining kitchen, utility and cloakroom. Detached double garage, large driveway and spacious rear garden. Fibre to property. Ideal family home with easy access to A52, schools and shops.



The property is a substantial five double bedroom detached family home, positioned within a popular cul-de-sac location. Offering well-balanced and versatile accommodation across three floors, the property is ideally suited to families seeking a spacious and practical modern home in a well-connected setting. Fibre to the property is available, making it particularly suitable for home working. The ground floor provides two separate reception rooms, offering flexibility for a formal sitting room, playroom or home office. The dining kitchen forms the heart of the home, with ample space for family dining and direct access to the rear garden. A separate utility room and guest cloakroom add to the everyday practicality. Across the upper floors are five genuine double bedrooms and three bathrooms, providing comfortable accommodation for growing families. The top floor is especially well suited as a teenager's space, with two double bedrooms sharing a bathroom, creating a degree of independence while remaining part of the main house.

Externally, the property benefits from a large driveway providing ample off-street parking, together with a detached double garage. The spacious rear garden offers plenty of room for children to play and for outdoor entertaining. The location is convenient for local schools, shops and bus routes, with swift access onto the A52 for commuting. Overall, this is a well-proportioned and well-located family home offering both space and practicality.

Entering the property, a spacious reception hallway provides an immediate sense of scale, with a staircase to the first floor and doors leading to the sitting room, study, guest cloakroom and dining kitchen. The sitting room is a generous dual aspect reception room, featuring a bay window to the front and sliding doors opening onto the rear garden. An inset log burner with fireplace surround and granite hearth forms a central focal point. The study offers a versatile additional reception space, suitable as a home office, snug or playroom. The guest cloakroom is fitted with a pedestal wash hand basin with chrome mixer tap and tiled splashback, together with a low level WC and electric extractor fan.

The dining kitchen is arranged to provide a practical and sociable layout. The kitchen area is fitted with rolled edge work surfaces incorporating a ceramic sink with drainer and chrome mixer tap, with tiled splashbacks. There is a range of base cupboards and drawers with complementary wall mounted units, an electric plinth heater, integrated fridge, separate freezer and dishwasher. Appliances include a double electric oven and grill with integrated Neff microwave above, and a Neff four ring induction hob with extractor over. Tiled flooring continues through to the dining area, which has sliding uPVC doors opening onto the rear garden. In the kitchen, a door leads through to the utility room.

The utility room provides additional work surface space with a stainless steel sink and chrome mixer tap, tiled splashbacks, storage cupboard below and plumbing for a washing machine and tumble dryer. A wall mounted cupboard houses the Worcester boiler. A composite door provides external access and there is an electric extractor fan.

To the first floor, a galleried landing gives access to three bedrooms, the family bathroom and an airing cupboard housing the pressurised hot water tank. uPVC French doors open to a Juliet balcony at the front. The principal bedroom is a spacious double room with a dedicated dressing area fitted with wardrobes and access to an en suite shower room. The en suite comprises a pedestal wash hand basin with chrome mixer tap, low level WC, double shower unit with chrome mains shower and glass screen, heated ladder style towel rail, electric shaver point and extractor fan. The remaining two first floor bedrooms are both doubles, one of which benefits from fitted wardrobes. The family bathroom includes a pedestal wash hand basin with chrome mixer tap, low level WC, corner bath with mixer tap and separate corner shower unit with chrome mains shower, together with an electric extractor fan and heated ladder style towel rail.

The second floor landing includes a useful storage cupboard and provides access to two further double bedrooms and a shower room. Both bedrooms are dual aspect; one has a window to the front and a Velux roof window to the rear with loft hatch access, while the other has a front window and rear roof window together with fitted wardrobes. The shower room is fitted with a pedestal wash hand basin with chrome mixer tap, low level WC and shower unit with chrome mains shower, along with tiled splashbacks and a rear Velux roof window.

Externally, the front of the property is set back behind a large tarmac driveway providing ample off street parking for multiple vehicles and leading to a detached double garage. The garage benefits from twin electric up and over doors, power and lighting.

To the rear is a spacious and well maintained garden, featuring an Indian stone patio seating area ideal for outdoor dining, leading onto a lawn with herbaceous and flowering borders. A further raised artificial lawn area with pergola and planters provides additional space for entertaining or family use.

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: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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 F

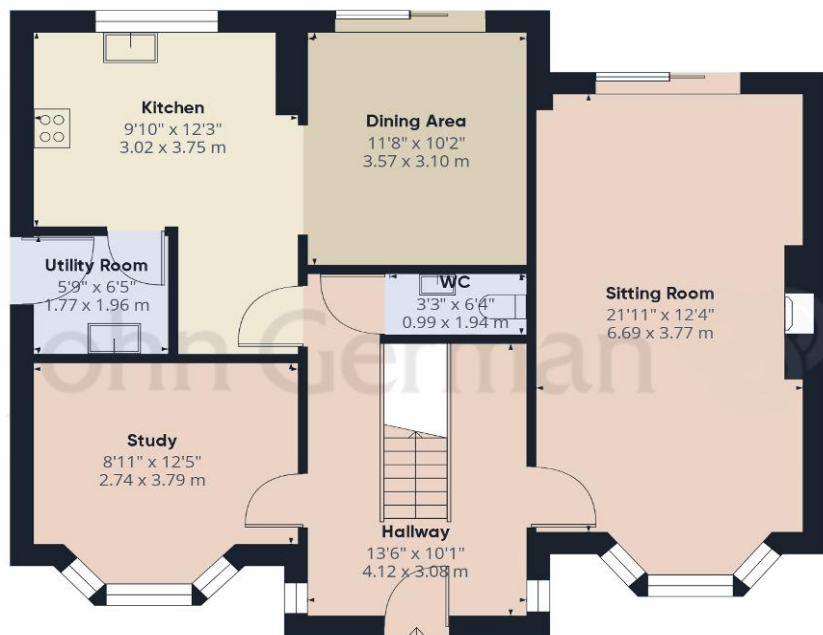
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/11022026

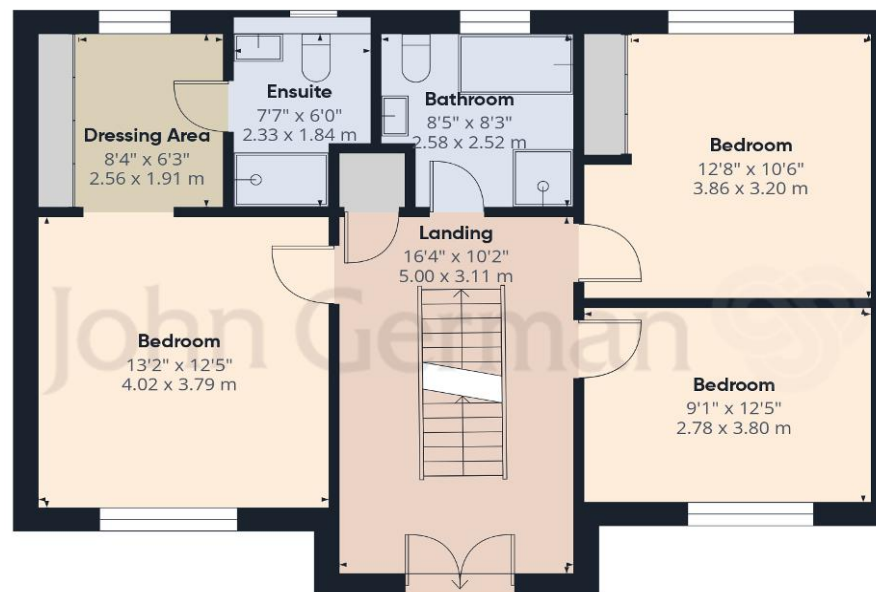
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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

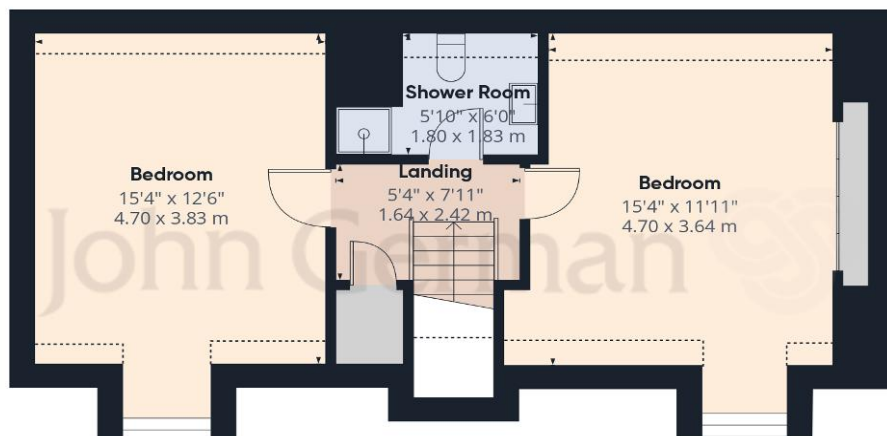
2529 ft²

234.8 m²

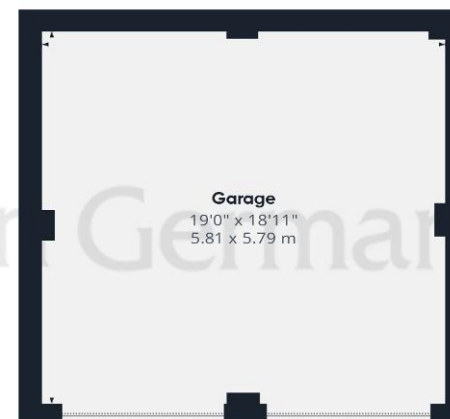
Reduced headroom

52 ft²

4.9 m²



Floor 2 Building 1



Ground Floor Building 2

(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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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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