

Wright Crescent

Ashbourne, DE6 1SX

John 
German





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£545,000



Substantial five-bedroom detached family home set within an exclusive cul-de-sac of just five properties. Offering spacious accommodation over three floors, including a stunning open plan living kitchen, four bathrooms, two garages, a south-facing garden, ample parking and no upward chain.

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Offered for sale with no upward chain, this substantial and thoughtfully extended five-bedroom detached family home occupies an enviable position at the head of a private cul-de-sac of just five properties. Offering spacious and versatile accommodation throughout, the property is ideally suited to modern family living, with over three floors of well-planned accommodation including two reception rooms, a superb open plan kitchen, dining and family room, utility room, four bathrooms, a useful versatile attic room, and two integral garages. The property also benefits from Fibre broadband availability, making it an excellent choice for those working from home.

Externally, the property enjoys a private south-facing rear garden, ample off-road parking for up to six vehicles and a range of practical outdoor features including a covered side storage area, timber shed and pond. Situated within a peaceful residential setting yet conveniently positioned for Ashbourne's excellent range of amenities, schools and transport links, this is an excellent opportunity to acquire a spacious family home in a highly sought-after location.

A composite entrance door opens into a welcoming reception hallway with useful understairs storage and doors leading to the principal reception rooms and guest cloakroom.

Positioned to the front of the property, the sitting room is a comfortable and well-proportioned reception space centred around a feature fireplace with gas fire. French doors connect through to the dining room, creating a flexible arrangement for entertaining while still allowing each room to be used independently. The dining room also benefits from sliding patio doors opening directly onto the rear garden.

To the rear of the property is undoubtedly the heart of the home, a spacious open plan kitchen, dining and family room, designed for modern family life. The kitchen is fitted with granite work surfaces incorporating a one-and-a-half bowl sink and a comprehensive range of base and wall units, together with integrated Neff appliances including an electric oven, hob and dishwasher. Two-zone wet underfloor heating extends throughout both the kitchen and adjoining family area, creating a comfortable and practical everyday living space. French doors provide direct access to the south-facing garden, while the family area offers further flexibility for informal seating or children's play space.

Leading directly from the kitchen is a practical utility room providing additional work surfaces, storage and appliance space, together with external access to the side of the property. Internal doors also provide access to one of the integral garages, while the guest cloakroom completes the ground floor accommodation.

The first floor landing gives access to five well-proportioned bedrooms and the family bathroom. The principal bedroom is a particularly generous suite, incorporating a dressing area with fitted wardrobes and a well-appointed en-suite shower room. A pull-down ladder provides access to a useful loft room, which has previously been utilised as a home office, offering an ideal space for those working from home or requiring a separate study.

The second bedroom also benefits from its own en-suite shower room, while the remaining three bedrooms are served by the family bathroom, fitted with a modern white suite comprising a bath with shower over, wash hand basin and WC.

Outside, the property occupies one of the best positions within this small cul-de-sac, with a generous frontage and a tarmac driveway providing off-road parking for up to six vehicles, in addition to the two integral garages. The south-facing rear garden has been thoughtfully landscaped to provide an excellent balance of lawn and seating areas, with established planting, a pergola, ornamental pond and timber shed. A covered side storage area extends the full depth of the property, providing excellent storage for bicycles, garden equipment or outdoor furniture, while external power points and an outside tap further enhance the practicality of this superb family home.

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:** Off-street parking **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas

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

Broadband type: Full Fibre - 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

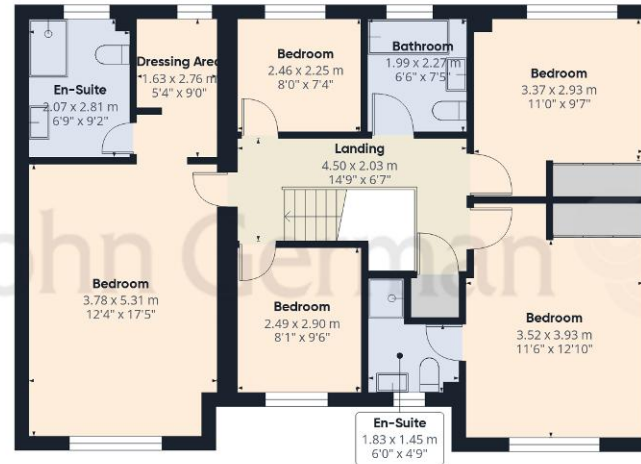
Our Ref: JGA/30072026







Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

200.8 m²

2162 ft²

Reduced headroom

3.1 m²

34 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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
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JohnGerman.co.uk Sales and Lettings Agent

