

Sandybrook Close

Ashbourne, DE6 1RX

John German



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£485,000

Immaculately presented four bedroom detached family home in a sought-after cul-de-sac, close to the town centre and schools. Offering three reception rooms, conservatory, dining kitchen, ensuite, double garage, private garden, driveway parking and full fibre broadband.



Situated in a quiet cul-de-sac within a sought-after residential location, this property is an immaculately presented four bedroom detached family home offering generous and versatile accommodation throughout. Ideally positioned close to the town centre, well regarded schools and local amenities, the property also benefits from full fibre broadband availability, making it an excellent choice for those working from home. A driveway provides ample off-street parking and leads to a double garage, adding to the practicality of this well-proportioned home.

The accommodation is well suited to modern family living and includes three reception rooms, a conservatory, a spacious dining kitchen, utility room and guest cloakroom. Upstairs, the master bedroom benefits from an ensuite shower room, while three further double bedrooms are served by a family bathroom, providing comfortable space for growing families. Outside, the private rear garden is beautifully maintained and offers an ideal setting for relaxing or entertaining. Combining generous living space, excellent presentation and a convenient location, this is an ideal modern family home in a highly desirable area.

A composite entrance door opens into the welcoming reception hallway, with doors leading to the study, sitting room, guest cloakroom and dining kitchen, together with a staircase to the first floor.

The study provides a versatile space, ideal as a home office, playroom or reading room. Please note that this room does not have a window.

The guest cloakroom is fitted with a white suite comprising a pedestal wash hand basin with chrome mixer tap, low level WC, chrome ladder-style heated towel rail and extractor fan.

The spacious sitting room enjoys a square bay window to the front elevation, creating a light and airy feel. A gas coal-effect fire with marble fireplace and hearth forms an attractive focal point, while French doors open into the dining room.

The dining room offers excellent versatility and features bi-folding doors opening into the conservatory, together with a separate door leading into the dining kitchen. The conservatory benefits from solid wood flooring, uPVC double glazed windows and a door providing direct access to the rear garden.

The impressive extended dining kitchen is fitted with tiled flooring and granite work surfaces incorporating an inset sink with adjacent drainer and chrome mixer tap, complemented by matching upstands. There is an excellent range of base and wall units with integrated dishwasher, Neff double electric oven and grill, integrated Neff microwave, four-ring gas hob with Neff extractor hood above, and space for an American-style fridge freezer. A matching central island provides additional storage, seating and power points, making it an ideal space for everyday family living and entertaining. Roof windows allow plenty of natural light, while uPVC French doors open onto the rear garden. A door leads through to the utility room and there is a door to a useful understairs walk-in cupboard.

The utility room continues the tiled flooring and is fitted with work surfaces incorporating a stainless steel sink with drainer and chrome mixer tap, tiled splashbacks and matching wall units. There is plumbing and space for a washing machine and separate tumble dryer, a Velux roof window and internal access to the double garage.

The first floor galleried landing provides access to all four bedrooms, the family bathroom and the loft hatch.

The principal bedroom is a generous double room with fitted wardrobes and access to the ensuite shower room. The ensuite is fitted with a contemporary suite comprising a circular wash hand basin set on a vanity unit, low level WC and a double shower unit with chrome mains-fed rainfall shower. Additional features include an electric shaver point and chrome ladder-style heated towel rail. Bedroom two is a spacious double room enjoying attractive elevated views across the surrounding countryside. Bedroom three is also a generous double bedroom with elevated countryside views. Bedroom four is a good-sized single bedroom, ideal as a child's room, nursery or home office.

The family bathroom is fitted with a modern suite comprising a wash hand basin set within a vanity unit, low level WC, panelled bath with chrome mixer tap and a separate corner shower unit with chrome mains-fed rainfall shower.

Outside, the rear garden has been immaculately maintained and features a paved patio seating area, a well-kept lawn with mature herbaceous and flowering borders, and a further patio positioned to enjoy the property's elevated outlook across Ashbourne. Timber fencing provides privacy. To the front of the property, a generous tarmac driveway provides ample off-street parking and gives access to the double garage. The double garage benefits from power and lighting, houses the boiler and is fitted with an electric roller door.

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 E

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

Our Ref: JGA/08072026

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Ground Floor

Approximate total area⁽¹⁾

172.4 m²

1857 ft²



Floor 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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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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