





Situated in the historic market town of Ashbourne, this well-appointed four-bedroom detached home offers a fantastic blend of immediate comfort and future potential. The property is ideally located for access to independent shops, the highly regarded Queen Elizabeth's Grammar School (QEGs), and excellent transport links to Derby, Uttoxeter, and the A50.

The current ground floor features a welcoming hallway leading to a bay-fronted lounge with a focal fireplace and a modern open-plan kitchen diner. The kitchen is fully equipped with integrated Neff appliances, wood-block style work surfaces, and a breakfast bar, with sliding doors opening into a heated conservatory. A separate utility room provides practical side access, while a guest cloakroom/WC and an integral garage add to the home's functionality. Upstairs, the principal bedroom enjoys a private en-suite, complemented by three further versatile bedrooms—two of which offer elevated, far-reaching views toward Ashbourne—and a well-fitted family bathroom.

Enhancing the appeal of this home is granted planning permission for a substantial two-storey extension.

Viewing by appointment only.



Planning Permission

Derbyshire Dales: Planning Ref: 26/00299/FUL

This property comes with planning permission for a substantial two-storey extension aimed at creating a practical and spacious family home. The proposed layout features a large open-plan kitchen and dining area at the rear, designed to open directly onto a new terrace for improved indoor-outdoor flow. The first-floor plans include a reconfiguration to provide better bedroom proportions, including a main bedroom with an en-suite and a dedicated dressing space. This project offers a clear opportunity to modernise and significantly increase the living space of the existing dwelling.

The approval was decided on 08.05.2026

Hallway

A welcoming entrance hallway featuring a balustrade staircase rising to the first-floor landing, with a useful under-stairs storage cupboard fitted with lighting. Additional features include a central heating radiator, smoke alarm, and internal doors leading to:

Cloaks/W.C.

Fitted with a low-level WC incorporating a concealed continental flush and integrated wash hand basin with mixer tap. Complemented by stylish tiling to the lower walls, a chrome heated towel radiator, and a UPVC double glazed frosted window to the front elevation.



Lounge

A spacious and inviting reception room featuring a UPVC double glazed box bay window to the front elevation and an attractive focal-point fireplace with timber Adam-style surround and hearth. Additional features include coving to the ceiling, central heating radiator, TV aerial point, and internal oak veneer double doors opening into the utility room.







Kitchen/Diner

An impressive open-plan kitchen diner enjoying a UPVC double glazed window to the rear elevation. The kitchen is fitted with a range of matching base and wall-mounted units with wood-block style work surfaces and breakfast bar. Integrated appliances include a four-ring Neff induction hob with oven, grill and extractor hood, 1½ composite sink with mixer tap, fridge, freezer and dishwasher. Clever pull-out corner carousel units provide excellent storage solutions. Finished with coving to the ceiling, central heating radiator, and sliding patio doors leading to:



Conservatory

A bright and versatile additional living space with UPVC double glazed windows to the side and rear elevations, along with French doors opening onto the rear garden. Features include fitted blinds, complementary tiled flooring, Perspex roof, and underfloor heating.

Utility Room

Fitted with matching base and wall units with complementary work surfaces and tiled splashbacks. There is plumbing and space for freestanding under-counter appliances, a UPVC double glazed side access door leading to the patio and garden, loft access hatch, and central heating radiator. The room also houses the Worcester Bosch combination boiler, with an internal door leading to:

Garage

Featuring an up-and-over door to the front elevation, together with power and lighting, providing useful storage space and potential for additional appliances.



Landing

With loft access, smoke alarm, coving to the ceiling, airing cupboard with shelving, central heating radiator, and doors leading to:

Bedroom One

A generous principal bedroom with UPVC double glazed window to the front elevation, central heating radiator, coving to the ceiling, and access to:

En-suite

Appointed with a three-piece suite comprising low-level WC, floating wash hand basin with mixer tap, and corner shower cubicle with electric shower. Finished with complementary wall tiling, extractor fan, and a UPVC double glazed frosted window to the side elevation.

Bedroom Two

A well-proportioned double bedroom with UPVC double glazed window to the front elevation, central heating radiator, and loft access hatch.

Bedroom Three

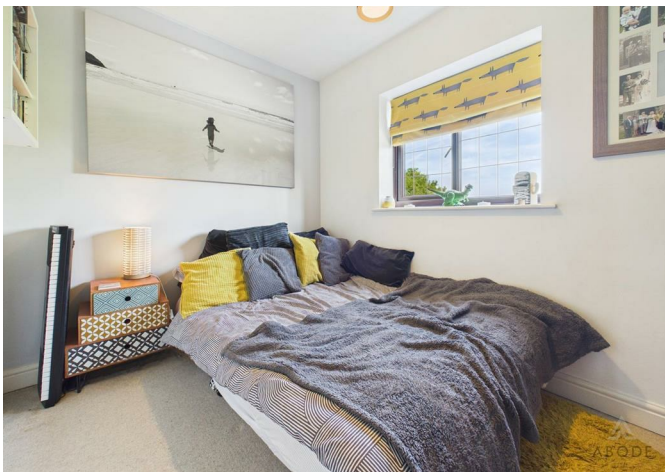
Featuring a UPVC double glazed window to the rear elevation enjoying far-reaching views towards Ashbourne, together with a central heating radiator.

Bedroom Four

Featuring a UPVC double glazed window to the rear elevation enjoying far-reaching views towards Ashbourne, together with a central heating radiator.

Study/Cot Room

A versatile home office or cot bedroom, having a UPVC double glazed rear window offering attractive elevated views over Ashbourne and a central heating radiator.

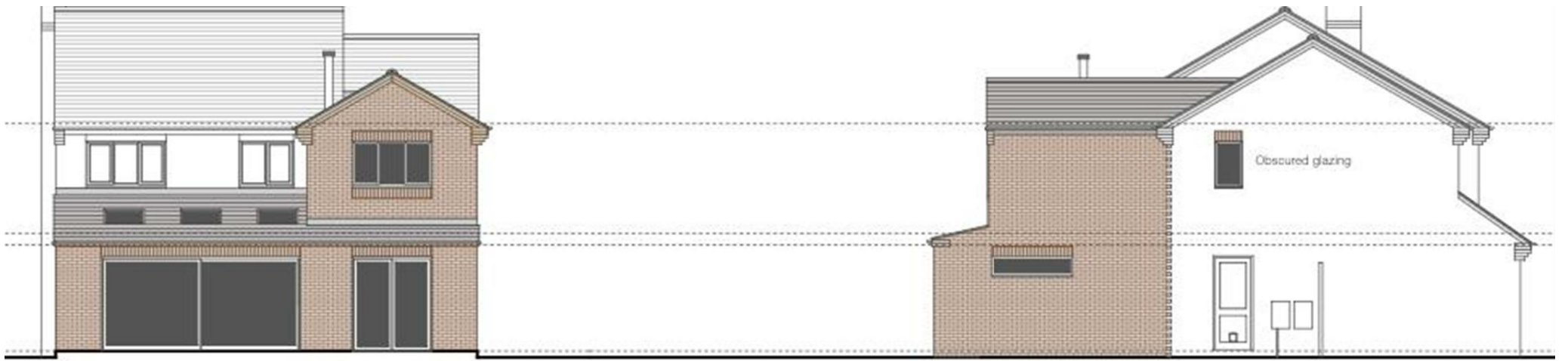






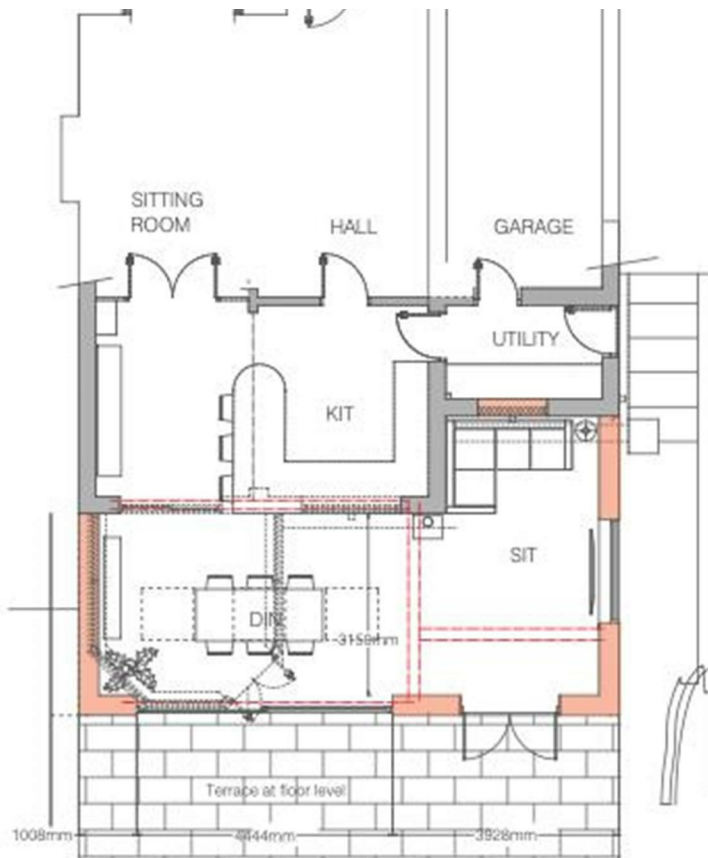


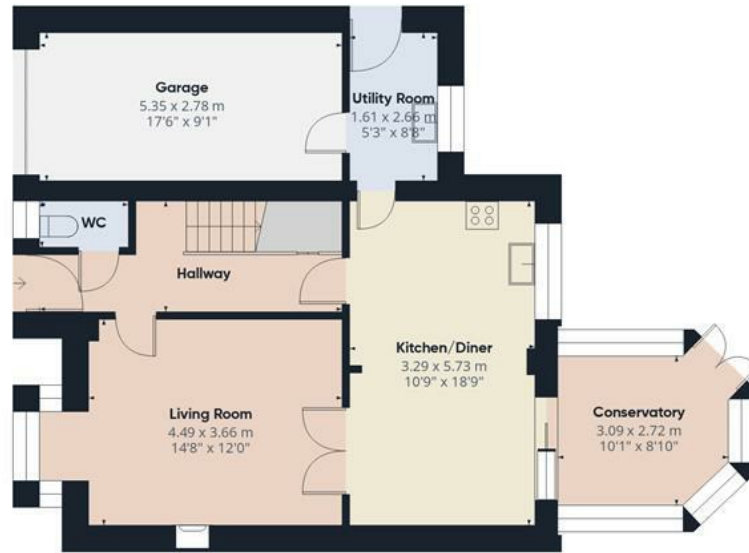




NORTH ELEVATION

WEST ELEVATION



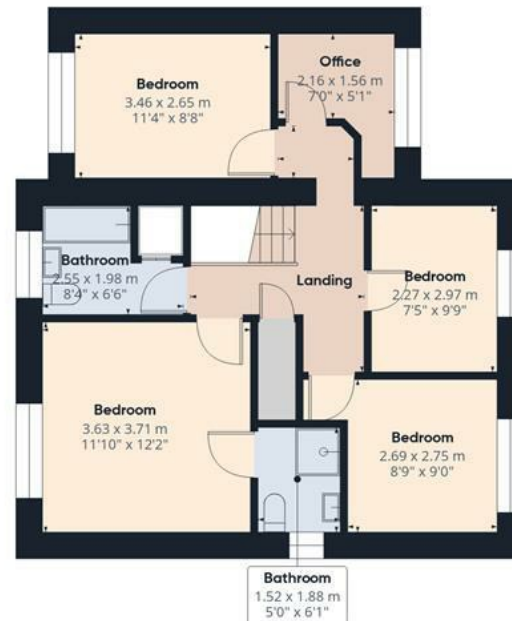


Floor 0

Approximate total area⁽¹⁾

130.9 m²

1408 ft²



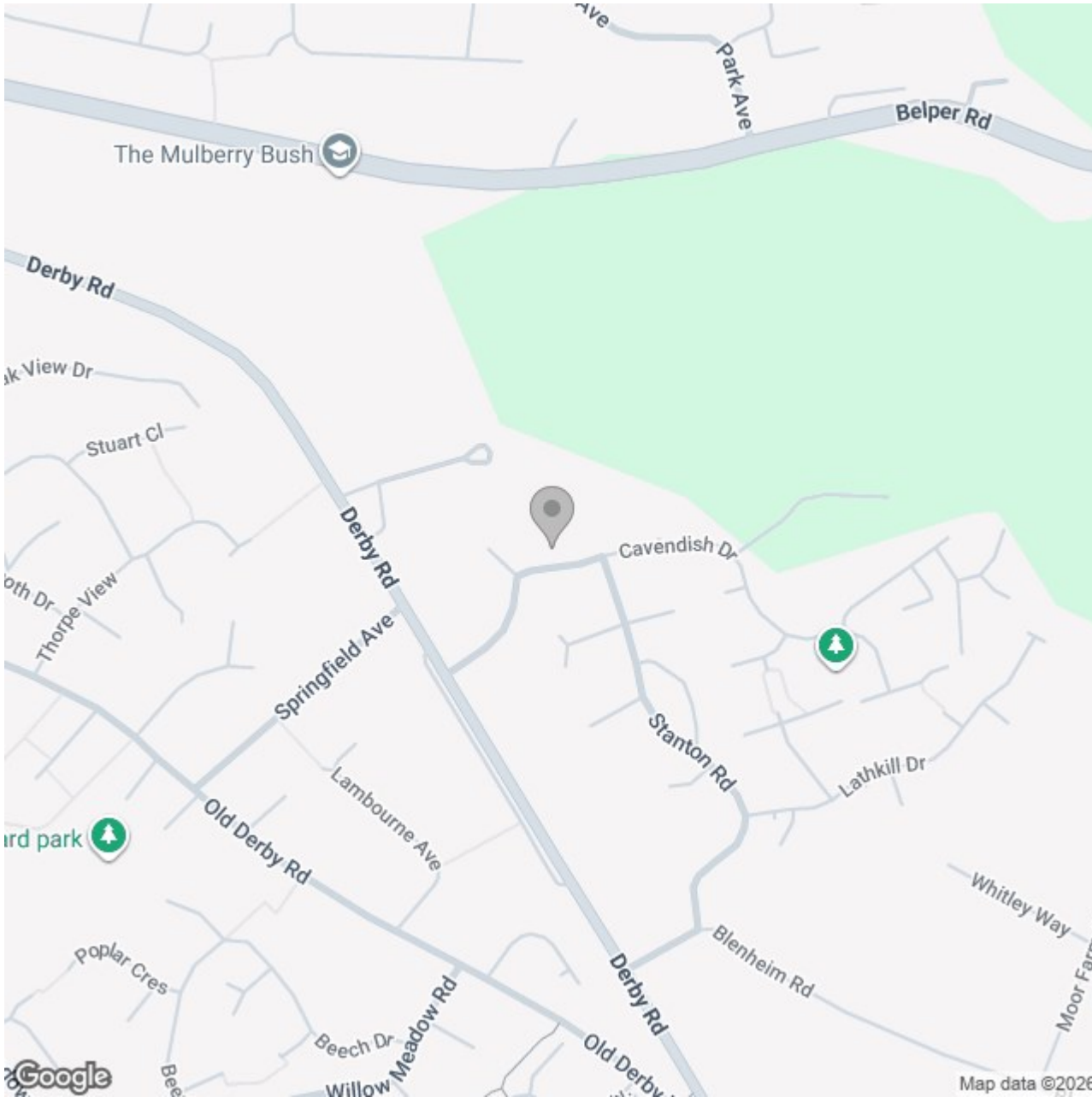
Floor 1

(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.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	