

Main Road

Middle Mayfield, Ashbourne, DE6 2JY

John
German





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£600,000

Extended and renovated four-bedroom detached bungalow with spacious open-plan living, principal bedroom with en suite, separate living room, large rear garden, stunning countryside views, ample driveway parking and double garage.

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A well-proportioned four bedroom detached bungalow that has been extended and renovated to a high standard, providing spacious and practical single-storey accommodation. The property centres around an open plan generous living, dining and kitchen area, complemented by a separate living room, utility room and guest cloakroom. The principal bedroom benefits from an ensuite, with three further bedrooms served by a family bathroom, providing flexible accommodation for guests, hobbies or home working. Fibre to the property is available, making it particularly suitable for those who work from home.

Externally, the property enjoys stunning views and a spacious rear garden, offering plenty of room for outdoor seating and entertaining. A large driveway provides ample off-street parking, suitable for cars, camper vans and caravans, the driveway leads to a double garage, adding further useful storage and parking space. With its extended, open plan layout, excellent presentation and range of practical features, Paddock End is well suited to buyers looking for a spacious, modern detached bungalow requiring no significant improvement.

Situated in the attractive village of Middle Mayfield, approximately three miles from the market town of Ashbourne and close to the southern edge of the Peak District. The surrounding area offers a pleasant rural setting, with the River Dove running through Mayfield and local amenities including a village store and public houses. Ashbourne provides a wider range of everyday facilities, including supermarkets, independent shops, cafés, restaurants and leisure amenities. The location is also well placed for access to the surrounding countryside, with a variety of walking and cycling routes nearby, while road links provide convenient access towards Ashbourne, Uttoxeter and the wider Staffordshire and Derbyshire area.

On entering the property, the L-shape hallway provides access to the living room, living dining kitchen, bedrooms, family bathroom, store room and two large fitted cupboards. One opens to reveal a built-in desk area, currently used as a sewing and storage space, while the adjoining cupboard provides further useful storage. There is also loft hatch access and electric underfloor heating.

Walking into the large living room where full-width uPVC windows to the front allow plenty of natural light into the room. An inset log burner set within a stone fireplace and hearth forms an attractive focal point.

The bright and spacious living dining kitchen provides an excellent open-plan setting for everyday living and entertaining. The living area benefits from large double sliding doors which frame the countryside views and provide access to the outside, together with wet underfloor heating. The kitchen area has electric underfloor heating and is fitted with a range of preparation surfaces incorporating a one-and-a-half bowl composite sink with adjacent drainer and mixer tap, with matching upstands. There is a good range of cupboards and drawers beneath, complemented by wall-mounted units, together with integrated double electric ovens and grills with warming drawers, a five-ring gas hob with extractor, integrated dishwasher and wine cooler, and space for an American-style fridge freezer. A breakfast bar provides additional seating and useful cupboard storage. Doors lead from the room to the utility room and an inner lobby, which provides external access and leads to the guest cloakroom, fitted with a low-level WC and wash hand basin.

A separate utility room provides additional preparation space with a 1 ½ composite sink and drainer, a range of fitted cupboards and drawers, wall-mounted storage, and space with plumbing for a washing machine and separate tumble dryer. There is also a chrome ladder style heated towel rail.

The principal bedroom is a well-proportioned double with built-in wardrobes and windows to the rear, fitted with shutter blinds and taking in views across the surrounding countryside. The ensuite is fitted with a wall-hung wash hand basin with vanity drawers beneath, low-level WC and corner shower unit with a mains-fed rainfall shower, together with a chrome ladder-style heated towel rail and extractor fan.

The second bedroom is also a generous double, with fitted wardrobes and front-facing windows with shutter blinds, while the third bedroom provides further spacious double accommodation. The fourth bedroom is currently used as a study, offering a versatile space that could equally serve as a guest bedroom, home office or hobby room.

The family bathroom is fitted with a white suite comprising a wash hand basin with vanity cupboards beneath, low-level WC and bath with chrome mixer tap, along with a separate shower unit with mains-fed rainfall shower. A chrome ladder-style heated towel rail and extractor fan are also provided, while an airing cupboard houses the hot water tank.

To the rear, the property enjoys a beautifully presented garden with open-field and countryside views across the surrounding area. A patio seating area leads onto a lawn with gravelled borders, while a further seating area is positioned towards the foot of the garden. Enclosed by timber fencing, the space is well suited to outdoor dining and relaxation. To the front, the garden is mainly laid to lawn with mature trees and shrubs providing an attractive outlook and a good degree of privacy. The driveway extends along the side of the property, providing ample off-street parking and access to the double garage, which benefits from power, lighting and an up-and-over 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: 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: East Staffordshire Borough Council / Tax Band E

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

Our Ref: JGA/28092026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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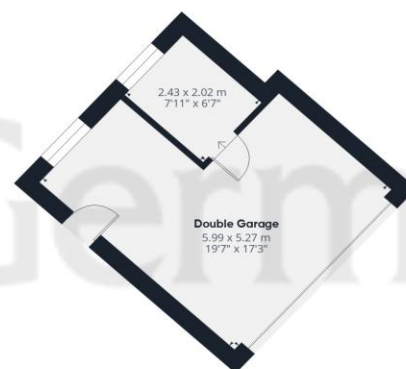


Ground Floor Building 1

Approximate total area⁽¹⁾

197.8 m²

2130 ft²



Ground Floor Building 2

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



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