





Old Derby Road,Ashbourne DE6 1BN

bagshaws residential

welcome to

Old Derby Road, Ashbourne

Built by South Mill Country Homes, this impressive new-build offers three en-suite bedrooms, open-plan living, a landscaped garden, carport with EV charging and a 10-year warranty. Ideally located close to Ashbourne town centre and the Peak District. No onward chain.













Entrance Hall
The entrance hall opens into a bright, welcoming space with direct access to the front garden and driveway, creating an immediate sense of openness and connection to the exterior. Soon to be laid LVT flooring with underfloor heating provides a sleek, durable finish underfoot, setting a modern tone for the rest of the home while offering a practical, easy-care surface ideal for everyday use.

Disclaimer - Entrance Hall
Please note that the images shown are for illustrative and marketing purposes only. They may not depict the exact property, plot, specification, layout, fittings, finishes, or surroundings. Images are intended to provide a general indication of the development and should not be relied upon as a true representation of the specific property being offered for sale.

Cloakroom/Wc
The cloakroom is neatly finished and features a modern WC and hand wash basin, finished with LVT flooring creating a practical and convenient ground-floor space ideal for guests and everyday use.

Kitchen/Dining/Family Room
36' 10" x 14' 9" (11.23m x 4.50m)
The kitchen flows seamlessly into an open-plan dining and family living area, creating a spacious, sociable hub at the heart of the home. This space is anchored by the fully fitted Symphony kitchen, featuring handmade cabinetry across wall, floor and tall units, paired with sleek quartz worktops and upstand. A full suite of integrated appliances—including an oven, combi-microwave oven, 5-zone induction hob with extractor, full-height larder fridge and freezer, and dishwasher—ensures both style and practicality. Finished with bi-fold doors out to the back garden and underfloor heating.

Disclaimer - Kitchen/Living
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Lounge/Snug
10' 10" x 13' 4" (3.30m x 4.06m)
The snug/lounge offers a warm and comfortable retreat, finished with soft carpeted flooring that enhances the cosy feel of the space. Large bi-fold doors open directly onto the rear garden, allowing natural light to fill the room and creating an effortless connection between indoor relaxation and outdoor living. Finsihed with underfloor heating.

Disclaimer - Lounge/Snug
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Utility Room
6' 4" x 2' 11" (1.93m x 0.89m)
The utility room continues the same specification with complementary cupboards and worktops, while LVT flooring runs throughout, enhancing the clean, modern feel of this open, versatile living space. Finsihed with underfloor heating.

Bedroom Three
13' 4" x 9' 11" (4.06m x 3.02m)
Bedroom Three, located on the ground floor, is a bright and comfortable space featuring soft carpeted flooring and underfloor heating for an even, luxurious warmth. A front-facing window brings in plenty of natural light, making it an inviting and versatile room suited to use as a bedroom, guest room or home office.

Disclaimer - Bedroom Three
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Ensuite
The en-suite to Bedroom Three is finished to a high contemporary standard, featuring elegant white porcelain sanitary ware, a modern WC with dual-flush mechanism, and chrome fittings throughout for a clean, polished look. A luxurious rainwater shower head with a separate handheld shower provides a premium showering experience, complemented by a heated towel rail for added comfort. The space is completed with stylish LVT flooring and half-tiled walls, creating a practical, durable and visually refined finish.

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Landing
The large landing provides a spacious central hub on the first floor, offering access to all rooms on this level while maintaining an open, airy feel. It features soft carpeted flooring for comfort underfoot and includes a built-in cupboard housing the AC system, keeping essential equipment neatly concealed and the space uncluttered.

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welcome to

Old Derby Road, Ashbourne

- A Superb, Brand-New home with no Onward Chain
- Three generous double bedrooms - each with its own en-suite
- Impressive open-plan kitchen, dining and living space
- Beautifully landscaped private garden
- Driveway and covered carport with Electric vehicle charging point

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: Deleted

£625,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
ABN106986 - 0007

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