



Barton Drive, Ashbourne DE6 1TN

welcome to

Barton Drive, Ashbourne

A beautifully presented, contemporary three-bedroom home built in 2019, offering generous and versatile accommodation arranged over three floors. The property benefits from a landscaped rear garden, garage, and driveway parking, and is situated in a highly sought-after residential area.



Entrance Hall

The entrance hall is a welcoming space, accessed from the ground floor and featuring a radiator and stylish feature lighting. From here, there is access to the cloakroom with WC and the lounge.

Cloakroom

The stylishly decorated cloakroom is finished to a high standard, featuring partially tiled walls in a contemporary subway style, a WC, wash hand basin, radiator, spot lighting, and an extractor fan.

Lounge

16' 3" x 12' (4.95m x 3.66m)

The warm and cosy lounge features an attractive double-glazed bay window that allows an abundance of natural light to fill the space. Beautifully decorated to a high standard with neutral finishes, including fitted carpeting, the room also benefits from two ceiling light points, two radiators, and a useful understairs storage cupboard.

Kitchen Diner

15' 3" x 10' 5" (4.65m x 3.17m)

The modern kitchen is fitted with a range of matching base, wall, and drawer units, complemented by wood-effect worktops and contemporary splashbacks. Finished with a stainless-steel sink and drainer, the kitchen also houses the boiler and offers a full range of integrated appliances including a fridge freezer, Zanussi oven, four-ring gas hob with extractor hood, washing machine, and dishwasher, providing excellent practicality. Additional features include spot downlights, wood effect linoleum flooring, and a double-glazed window positioned to overlook the rear garden. There is ample space for a dining table, along with a radiator, and rear-facing UPVC French doors leading directly onto the patio and landscaped garden.

Landing

Continuing the carpeted flooring from the staircase, the landing features an oak-effect handrail and a white wooden balustrade with coordinating oak-effect detailing, maintaining a cohesive theme

throughout. There is a cosy corner/ study at the base of the stairs with a small radiator, and a staircase leading to the second floor. A window overlooking the front of the property provides natural light, while an airing cupboard offers useful storage space.

Bedroom One

20' 9" x 15' 5" (6.32m x 4.70m)

Occupying the entire second floor, the impressive master bedroom is a beautifully proportioned retreat, flooded with natural light from two rear skylights and a front-facing double-glazed window. Tastefully styled in soft, neutral tones, the luxurious ambiance is enhanced by plush carpeting that continues seamlessly from the staircase. The room further benefits from bespoke fitted wardrobes, elegant ceiling lighting, and dual radiators ensuring year-round comfort. The loft hatch is discreetly positioned within the room, providing access to the loft space.

En Suite

Leading on from the master bedroom is a well-appointed en-suite shower room, featuring a spacious walk-in double shower, WC, and contemporary wall-mounted wash hand basin. Finished to a high standard with wood effect linoleum flooring, elegant splashback detailing, and refined spot lighting, the space also includes a heated towel radiator for added comfort. Additional features such as an electric shaver point and extractor fan enhance both luxury and practicality.

Bedroom Two

11' 8" x 8' 8" (3.56m x 2.64m)

Bedroom Two is another comfortable double room, overlooking the rear of the property and ideal for a child, guest bedroom, or growing family member. Finished with soft carpeting, the room benefits from a stylish fitted wardrobe, radiator, and a rear-facing window that provides plenty of natural light, creating a bright and practical space for everyday family living.

Bedroom Three

11' 8" x 8' 8" (3.56m x 2.64m)

Bedroom Three is a spacious double room located at the front of the property, making it an ideal bedroom for a child, guest room, or home office. Comfortably finished with soft carpeting, the room includes fitted wardrobes for practical storage, a radiator, and a large double-glazed window that provides plenty of natural light, creating a bright and welcoming space for everyday family living.

Bathroom

The family bathroom is fitted with a modern three-piece white suite comprising a bath with chrome taps, freestanding wash hand basin, and WC. Positioned to the rear of the property, a window provides natural light and ventilation. The room is finished with stylish splashback detailing, wood effect linoleum flooring, an extractor fan, and a heated towel radiator, offering a practical and comfortable space ideal for everyday family use.

Garage

The garage is equipped with an up-and-over door, power, and lighting, offering secure parking alongside excellent storage potential. The space is well suited for storing bikes, outdoor equipment, tools, or seasonal items, and also lends itself to use as a workshop, hobby space, or practical home storage solution, adding to the overall flexibility of the property.

Outside

To the rear of the property is a beautifully landscaped, southerly-facing garden, ideal for both relaxation and family living. The garden features a generous paved patio perfect for outdoor dining, along with low-maintenance artificial lawn. Fenced boundaries are enhanced with well-kept planters and mature shrubs, creating a sense of privacy and colour. Steps lead down to a gated side access within the fencing, providing convenient access to the driveway and garage.

Agents Note

This property is subject to an annual



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Barton Drive, Ashbourne

- Three Bedrooms.
- Open Plan dining/kitchen.
- Master Bedroom with En-suite to the second floor.
- Southerly facing garden.
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Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers in the region of

£315,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ABN106910 - 0002

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