



## 4 Bed House

8 Firs, Wyaston, Ashbourne DE6 2DG  
Offers Around £575,000 Freehold



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**Fletcher  
& Company**

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- Spacious House with Double Garage & Studio/Home Office - Total Area 2,060 sq. ft
- Lounge & Study
- Living Kitchen/Dining Room
- Utility Room & Cloakroom
- Four Bedrooms - Two En-suites & Family Bathroom
- Private Gardens - Generous Size
- Driveway with Double Garage - Electric Doors
- Cabinmaster Home Office/Studio - Excellent Space
- Pleasant Views over Paddock & Woodland
- Attractive Country Development

SUPERB HOME IN POPULAR DEVELOPMENT & VIEWS - A most spacious four bedroom, three bathroom home with stunning STUDIO/HOME OFFICE and views over a paddock and woodland.

This beautiful home forms part of an exclusive small development constructed by Chevin Homes in 2020 and set within the sought after Derbyshire village of Wyaston which close to Osmaston Village and Ashbourne.

The accommodation has the benefit of underfloor heating, gas central heating and double glazing. In brief the accommodation comprises: entrance hallway, cloaks/wc, study/play room, lounge, dining kitchen and utility. The first floor landing leads to four bedrooms, two en-suites and family bathroom.

There is a low maintenance landscaped side garden with artificial lawn and porcelain paved pathway leading to the rear garden area with delightful views over a paddock and woodland. This rear garden has an area laid to lawn and generous porcelain paved patio leading to the stunning cabinmaster detached home office/studio.

Outside the property has a driveway with space for three cars leading to a double garage with remote control doors.

#### Location

The charming village of Wyaston is a small village in the Derbyshire Dales located approximately 4 miles from Ashbourne and 12 miles from Derby. The village has an active community centred around the village hall and there is a network of footpaths to walk on through this beautiful countryside. Independent schools are available in the area with Abbotsholme (about 7½ miles), Denstone College (9 miles) and Repton (20 miles).

### Entrance Hallway

14'5" x 7'1" (4.39m x 2.16m )

Entrance through composite double glazed entrance door with glazed inset window into the entrance hallway with grey woodgrain effect Karndean flooring with underfloor heating and digital thermostat, wall mounted alarm keypad, coving to ceiling, recessed LED downlighters, smoke alarm, staircase leading to first floor landing with oak handrail and spindles, contemporary engineered oak doors giving access to downstairs WC, lounge, dining kitchen, study, useful storage cupboard and doorway giving access to double attached garage.



### Cloaks/WC

6'11" x 4'0" (2.11m x 1.24m)

Fitted with a two-piece suite comprising wall mounted ceramic wash handbasin with chrome monobloc mixer tap built into a white high gloss vanity unit with drawer below, low level WC with chrome push button flush, porcelain tiled splash-back areas, grey woodgrain effect Karndean flooring with underfloor heating, recessed LED downlighters, extractor fan and obscure double glazed window to the front elevation.



### Storage Cupboard

With wall mounted electrical fuse box and broadband connection.

### Lounge

18'3" x 11'4" (5.56m x 3.45m )

With feature fireplace with marble hearth and surround and inset glass fronted log effect remote controlled electric fire, tv and telephone points, coving to ceiling, recessed LED downlighters and aluminium double glazed door with matching side panel windows giving access to rear garden.



### Study/Play Room

11'8"maximum x 7' (3.56m"maximum x 2.13m )

With tv and telephone points, digital thermostat, coving to ceiling, recessed LED downlighters and aluminium double glazed window to the side elevation with bespoke plantation shutters.



### Kitchen/Dining Room

18'11"x 18'5"reducing to 10' (5.77m"x 5.61m"reducing to 3.05m )



### Kitchen Area

Fitted with a range of anthracite grey high gloss finish units with brushed stainless steel handles and Quartz worksurface over, matching splash-back, undermounted Franke stainless steel one and a half bowl sink unit with chrome swan neck style mixer tap and instant boiling water tap with built-in draining grooves, integrated appliances comprising AEG integrated microwave and electric double oven and grill with induction hob, Quartz splash-back, integrated tall fridge/freezer, integrated AEG dishwasher, two built-in wine coolers, pull-out larder unit, tall built-in storage cupboard, under-cupboard lighting, grey woodgrain effect Karndean flooring with underfloor heating, coving to ceiling, aluminium double glazed window to the side elevation with bespoke plantation shutters and doors giving access to useful under-stairs storage cupboard and utility room.



### Dining Area

With grey woodgrain effect Karndean flooring with underfloor heating, tv point, coving to ceiling, recessed LED downlighters, aluminium double glazed window to the rear elevation with bespoke plantation shutters and aluminium double glazed door giving access to rear garden.



### Utility Room

11'8"x 5'1" (3.56m"x 1.55m" )

Fitted with a range of anthracite grey high gloss finish tall built-in storage cupboards and base units with Quartz worksurface over, undermounted Franke stainless steel sink with chrome swan neck style mixer tap, low level appliance space with plumbing for automatic washing machine and space for tumble dryer, grey woodgrain effect Karndean flooring with underfloor heating, recessed LED downlighters, extractor fan and composite double glazed door giving access to side garden.



### Storage Cupboard

With grey woodgrain effect Karndean flooring, access to underfloor heating manifold and lighting.

### FIRST FLOOR

#### Semi-Galleried Landing

With central heating radiator, coving to ceiling, smoke alarm, recessed LED downlighters, loft access, anthracite grey aluminium double glazed window to the front elevation with bespoke plantation shutters and contemporary engineered oak doors giving access to all four bedrooms, bathroom and airing cupboard housing the pressurised hot water cylinder with built-in shelving.



#### Bedroom One

11'5"x 10'10" (3.48m"x 3.30m" )

With tv point, central heating radiator, wall mounted digital heating control, underfloor heating thermostat, recessed LED downlighters, aluminium double glazed window to the side elevation with bespoke plantation shutters and contemporary engineered oak door giving access to en-suite shower room.



### En-Suite Shower Room

7'3"x 6'5" (2.21m"x 1.96m" )

Fitted with a white three-piece suite comprising low level WC with chrome push button flush, wall mounted ceramic wash handbasin with chrome monobloc mixer tap built into a grey woodgrain finish vanity unit with double drawer below, double width shower with wall mounted chrome mains-fed shower unit and sliding glazed door, marble effect ceramic tiled splash-backs, shaver point, marble effect ceramic tiled flooring, monochrome ladder style heated towel rail, recessed LED downlighters, extractor fan and anthracite grey aluminium obscure double glazed window to the rear elevation.



### Bedroom Two

11'6"x 10'9" (3.51m"x 3.28m" )

With central heating radiator, coving to ceiling, recessed LED downlighters, anthracite grey aluminium double glazed window to the rear elevation with bespoke plantation shutters and contemporary engineered oak door giving access to en-suite shower room.



### En-Suite Shower Room

8'8"x 3'11" (2.64m"x 1.19m" )

Fitted with a white three-piece suite comprising wall mounted ceramic wash handbasin with chrome monobloc mixer tap and wall mounted vanity unit with double drawer below, low level WC with chrome push button flush, shower with wall mounted chrome mains-fed shower unit with shower attachment, rain shower head above and sliding glazed door, ceramic tiled flooring, grey woodgrain effect ceramic tiling to walls, stainless steel shaver point, monochrome ladder style heated towel rail, recessed LED downlighters and extractor fan.



### Bedroom Three

11'6"x 10'8" (3.51m"x 3.25m" )

With central heating radiator, anthracite aluminium double glazed window to the rear elevation with beautiful views overlooking the garden, paddock and woodland with bespoke plantation shutters.



### Bedroom Four

13' x 7'9" (3.96m x 2.36m )

With central heating radiator and anthracite aluminium double glazed window to the side elevation with bespoke plantation shutters.



### Family Bathroom

9'1"x 6'6" (2.77m"x 1.98m" )

Fitted with a white three-piece suite comprising low level WC, wall mounted ceramic wash handbasin with chrome monobloc mixer tap and grey high gloss double vanity unit below, panelled bath with wall mounted chrome mains-fed shower unit and shower attachment with glazed shower screen, porcelain tiled flooring, porcelain tiling to walls, monochrome ladder style heated towel rail, recessed LED downlighters, extractor fan and anthracite aluminium obscure double glazed window to the side elevation.



### Generous Garden

To the rear of the property is a porcelain tiled patio area, outside lighting, area laid to lawn, timber fencing with delightful views overlooking paddock and woodland area and a superb Cabinmaster studio/home office. To the side of the property is a porcelain tiled patio area and Children's play area with artificial lawn.



### Frontage & Driveway

The property stands in a select gated development with an independent block paved driveway with electric car charging point providing off road car standing for two vehicles and leads to a double attached brick-built garage.

## Double Garage

21'11" x 17'11" (6.68m x 5.46m )

With two electric remote-controlled up and over doors, power, light, wall mounted Vaillant combination boiler and composite door giving access to the side garden.



## Cabinmaster Studio/Home Office

22'4" x 10'11" (6.81m x 3.33m )

With TV point, wall mounted electric radiator, recessed LED downlighters, fully insulated, uPVC double glazed windows to the front and side elevations and double glazed sliding patio doors with matching side panel windows.



## Management Charge

There is an Estate Management Charge of £180 per year

## Council Tax Band - E

Derbyshire Dales





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
2060.85 ft<sup>2</sup>  
191.46 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	