

Wyaston Road

Ashbourne, DE6 1TX

John German



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A modern interior hallway with a white staircase featuring a light wood handrail and white balustrade. The walls are painted a deep blue, and the floor is covered in light-colored carpeting. A white door is on the left, and a white door with a glass panel is at the end of the hallway. A floor lamp with a gold base and a white shade stands near the end of the hallway. A potted plant sits on a small wooden stool. Two modern, geometric pendant lights hang from the ceiling.

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£625,000

Modern Redrow-built (2019) four double bedroom detached home in a sought-after Ashbourne development. Open plan living kitchen, two ensuites, driveway, double garage, garden and detached home office. Walking distance to amenities with easy A52 access.

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A modern four bedroom detached home, built by Redrow in 2019 and positioned within a highly sought-after development in Ashbourne. The property offers well balanced and thoughtfully designed accommodation, suited to family life and modern living. A key feature is the versatile open plan living dining kitchen, providing a practical and sociable space, complemented by a separate spacious sitting room. Additional ground floor accommodation includes a utility room and guest cloakroom. Fibre to the property is available, making it well suited to home working.

To the first floor are four double bedrooms, including two with ensuite shower rooms, alongside a family bathroom. Externally, the property benefits from a large driveway providing ample off-street parking and a substantial integral double garage. The rear garden is well presented and offers a good level of privacy. A detached home office or studio adds further flexibility, ideal for remote working, a gym or an additional entertaining space.

The location is particularly convenient, within walking distance of local schools, bus routes, amenities, a golf course and access to country walks, while also offering swift access onto the A52 for commuting. This is a practical and well specified home, suited to a family or couple seeking a spacious, modern property in a popular residential setting.

The property is entered via a composite door into a spacious reception hallway, with staircase to the first floor and doors leading to the sitting room, open plan living dining kitchen, guest cloakroom and two useful storage cupboards.

The sitting room is a well-proportioned reception room featuring a large bay window to the front elevation, with an electric coal effect fire and fireplace forming the focal point. The guest cloakroom is fitted with a wall hung wash hand basin with chrome mixer tap, low level WC and extractor fan.

The open plan living dining kitchen provides a practical and sociable space. The kitchen is fitted with quartz work surfaces incorporating an inset double stainless steel sink with drainer and chrome mixer tap, with matching upstands and splashbacks. There is a range of base units and drawers, integrated dishwasher, two pull-out pantry cupboards and two separate fridge freezers, along with complementary wall mounted cupboards. Appliances include a Siemens five ring induction hob with extractor above and double electric oven with grill. A central island with quartz worktop provides additional storage and breakfast seating.

The dining area is spacious, with uPVC French doors opening onto the rear garden and access through to the utility room. The adjoining living area offers further reception space, also with uPVC French doors to the rear garden. The utility room continues the quartz work surfaces with an inset stainless steel sink, base units, and space for a washing machine and tumble dryer. There is a composite door to the side, internal access to the garage and an additional storage cupboard.

To the first floor, a galleried landing gives access to all bedrooms, the family bathroom and an airing cupboard housing the pressurised hot water tank, along with access to a boarded loft space.

The principal bedroom is a generous double with a bay window to the front elevation, and doors leading into the ensuite and a dressing room. The dressing room is fitted with a range of wardrobes and storage. The ensuite is fitted with tiled flooring, a large double shower with mains rainfall shower, twin wall hung wash hand basins with chrome mixer taps, low level WC, shaver point and extractor fan.

The second bedroom is a further double with its own ensuite, fitted with tiled flooring, wall hung wash hand basin, low level WC, double shower with mains shower, chrome ladder style heated towel rail and extractor fan. Bedroom three is a spacious double with an additional area suitable for a desk, and bedroom four is also a well proportioned double.

The family bathroom is fitted with tiled flooring and a contemporary suite including a wall hung wash hand basin, separate bath with chrome mixer tap, double shower with mains and rainfall shower, low level WC, chrome heated towel rail and extractor fan.

Externally, to the rear is a well presented garden with a paved patio seating and entertaining area, a further decked seating area with pergola, and a lawn bordered by planted herbaceous and flowering beds. The patio extends across the rear of the property and incorporates a hot tub area with raised slate borders. A detached home office or studio provides a versatile additional space, suitable for home working, a gym or entertaining.

To the front, there is a large driveway providing ample off-street parking for multiple vehicles, with an electric vehicle charging point and an adjacent lawned area. The property also benefits from a large integral double garage, fitted with power and 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. Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property with furniture. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.

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: 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: Derbyshire Dales District Council / Tax Band F

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

Our Ref: JGA/21042026

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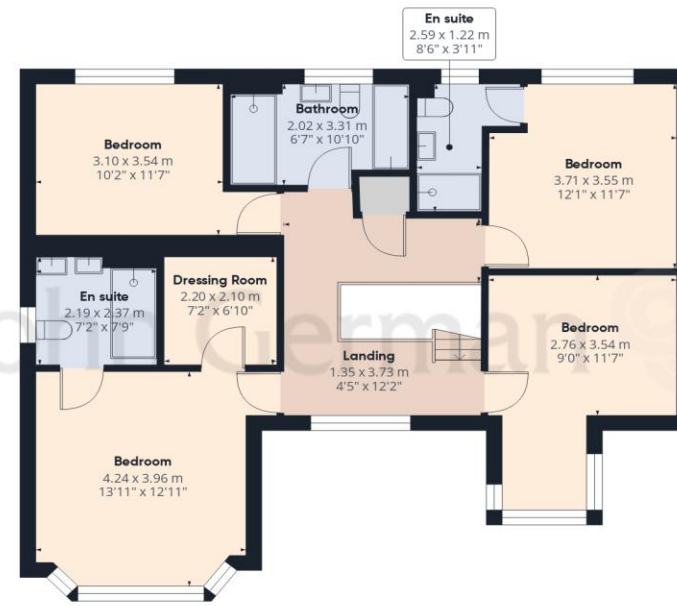




Digitally Altered



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

219.6 m²

2364 ft²

(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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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | 86 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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