



**The Park, Mayfield Ashbourne DE6 2HT**



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## **The Park, Mayfield Ashbourne**

A stylish and spacious four bedroom detached home in the popular village of Mayfield, featuring a stunning garden room extension, modern kitchen with quartz worktops, en suite master, and two reception rooms. Includes utility, cloakroom, landscaped garden, large driveway, and garage.



### Entrance Hall

11' 11" x 7' 1" ( 3.63m x 2.16m )

The home opens into a spacious and welcoming entrance hall, offering a strong first impression, featuring understairs storage, radiator, and access to the cloakroom. The hall is finished with neutral tones and provides a practical yet elegant introduction to the home.

### Kitchen

13' 11" x 9' 10" ( 4.24m x 3.00m )

The kitchen is a well-designed and highly functional space that offers a clean, modern finish with a layout that maximises both storage and usability. Fitted with a combination of high and low-level cupboards, it provides ample storage for everyday essentials, while quartz worktops add a sleek, durable surface with a touch of luxury.

A four ring induction hob sits beneath a contemporary extractor fan, ideal for cooking enthusiasts, and is complemented by a one and a half oven with a microwave oven integrated above. A front-facing window, offers natural light and garden views while preparing meals.

Additional features include an integrated fridge freezer, dishwasher, and a small breakfast bar with space for two stools underneath, perfect for casual dining or morning coffee. Recessed spotlighting enhances the bright and open feel of the space, while the kitchen's thoughtful layout ensures excellent flow to both the dining and utility rooms.

### Utility Room

12' 9" x 10' 1" Max ( 3.89m x 3.07m Max )

Accessed directly from the kitchen, the utility room provides excellent additional working space. Worktops are fitted to both the left and right, offering valuable surface area for laundry and preparation. A double Belfast sink with central chrome mixer tap adds a classic touch, while a Velux skylight fills the room with natural daylight. There is dedicated space for a washing machine, and the

room also houses a secondary oven and the boiler. A door opens directly onto the rear garden, seamlessly blending indoor and outdoor living, while internal access to the garage enhances everyday convenience and adds a practical touch to the home's layout.

### Living Room

19' 4" x 14' ( 5.89m x 4.27m )

The lounge is warm and welcoming with bamboo flooring underfoot and a large front facing window that brings in natural light. A gas fire serves as a central feature, creating a cosy atmosphere. The room is fitted with a radiator and features wooden bi folding doors, which open through to the garden room and allow for open plan living when desired.

### Dining Room

16' 6" x 11' 11" ( 5.03m x 3.63m )

The dining room is an inviting space that connects seamlessly with the kitchen and lounge. Natural light pours in through a Velux skylight and full height double patio doors to the rear. The room is finished with bamboo flooring and a central radiator, creating a space perfect for entertaining or everyday family dining.

### Garden Room

17' 3" x 13' 7" ( 5.26m x 4.14m )

A true showstopper and the centrepiece of the home, the garden room was completed in 2008 and provides a stunning open-plan living space. Designed to bring in as much natural light as possible, the room features four Velux skylights sitting in an Apex ceiling and three tall glazed side windows that approach full height, creating an almost panoramic view of the garden. The space includes both rear and side facing patio doors, offering seamless access to the outdoors. Finished with bamboo flooring and a gas fire, this room is ideal for relaxing, entertaining, or enjoying the garden views throughout the year.

### Cloakroom

Situated just off the entrance hall, the downstairs cloakroom is ideal for guests and day to day use. It

features a WC, a stylish sink and vanity unit with a chrome tap, extractor fan and spotlighting, all set within a well-ventilated and neatly presented space.

### Landing

A carpeted staircase with a wooden banister leads to the first-floor landing, providing access to all four bedrooms and the family bathroom. The loft is part-boarded, offering additional storage potential.

### Bedroom One

19' 6" Max x 14' Max ( 5.94m Max x 4.27m Max )

The main bedroom is generously sized and finished with bamboo flooring. It benefits from dual aspect windows to the front and rear elevations, allowing light to flow through the room. Two radiators ensure comfort and a full wall of ceiling height wardrobes offers extensive built in storage, making the room both stylish and functional.

### En Suite

The en suite to the master bedroom is beautifully finished and features tiled flooring, a corner mains fed shower, modern basin with chrome tap, WC, and a chrome towel radiator. A rear facing window with obscured glass allows for natural light and ventilation. Additional features include an extractor fan and recessed spotlights.

### Bedroom Two

10' x 9' 8" ( 3.05m x 2.95m )

Bedroom two is positioned at the front of the home and is finished with bamboo flooring. A large front facing window provides excellent light and the room includes a radiator. This bedroom is well suited as a guest room, child's room or additional study.

### Bedroom Three

9' 8" x 9' 1" ( 2.95m x 2.77m )

Bedroom three sits at the rear of the property and includes a window overlooking the garden. Bamboo flooring continues the high quality finish seen throughout the home and a radiator ensures year round comfort.



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## **The Park, Mayfield Ashbourne**

- Thoughtfully extended detached four bedroom house
- No chain
- Modern kitchen with separate utility
- Garden room
- Driveway with ample off-street parking

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

**£550,000**



Please note the marker reflects the postcode not the actual property

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