

Buscott Drive

Ashbourne, DE6 1JY

John 
German





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£565,000



Five-bedroom detached family home in an elevated cul-de-sac position, with ensuite master bedroom, versatile living space, study, conservatory, spacious rear garden, off-street parking and detached double garage. Walking distance to Ashbourne and close to the A52.

A five-bedroom detached family home situated within a popular residential development in Ashbourne, occupying an elevated cul-de-sac position and offering versatile accommodation arranged to suit modern family living. The ground floor includes a living room, separate dining room, study, guest cloakroom, dining kitchen, utility room and conservatory, providing a good balance of reception, working and practical space. Fibre to the property is available, making the study particularly well suited to home working.

Upstairs, the principal bedroom benefits from an ensuite shower room, with four further bedrooms and a family bathroom providing flexible accommodation for a growing family. Outside, the property offers off-street parking together with a detached double garage, while the spacious rear garden is well presented and provides a pleasant area for outdoor seating, children and general family use.

The location is convenient for everyday amenities, with Ashbourne town centre and Waterside Retail Park within walking distance, while nearby bus routes and swift access onto the A52 provide useful transport links. With generous and adaptable living space, good outdoor space and a well-established residential setting, the property is particularly well suited to families looking to settle in Ashbourne.

A uPVC entrance door opens into the entrance porch, suitable for coats and shoes, which in turn leads into an impressive reception hallway. The hallway features a staircase to the first floor, porcelain tiled flooring and shutter blinds, with doors leading to the living room, dining room, kitchen, study and guest cloakroom.

The dining room is a versatile reception room, suitable for both formal dining and general family use.

The dining kitchen has tiled flooring and quartz preparation surfaces incorporating a one-and-a-half bowl composite sink with adjacent drainer and chrome mixer tap, complemented by matching upstands. There is a range of base cupboards and drawers, together with an integrated double electric fan-assisted oven and grill, four-ring gas hob with extractor above, integrated fridge, freezer and dishwasher. Further wall-mounted cupboards provide additional storage, while uPVC sliding doors open onto the rear garden. A door leads through to the utility room.

The utility room continues the tiled flooring and is fitted with rolled-edge preparation surfaces incorporating a stainless steel sink with adjacent drainer and chrome mixer tap. There is a base cupboard beneath, plumbing and space for a washing machine and further appliance space for a freezer. Additional wall-mounted cupboards provide storage, with a wall-mounted boiler and uPVC door giving access to the rear garden.

The study provides a useful and versatile additional room, well suited to home working or use as a further reception space.

The guest cloakroom has tiled flooring and is fitted with a pedestal wash hand basin, low-level WC and extractor fan.

The living room is a spacious dual-aspect reception room, with a coal-effect gas fire forming the focal point. uPVC sliding doors lead through into the conservatory.

The conservatory has tiled flooring with under floor heating and uPVC French doors opening directly onto the rear garden.

The first-floor galleried landing provides access to all five bedrooms, the family bathroom and an airing cupboard housing the hot water tank. There is also a hatch with ladder access to the loft space that has been boarded for storage, with lighting.

The principal bedroom is a spacious double room with fitted wardrobes and drawers, together with open countryside views to the front.

The ensuite is fitted with a white suite comprising a pedestal wash hand basin with chrome mixer tap, low-level WC and double shower enclosure with chrome mains-fed shower.

Bedroom two is a double bedroom with built-in wardrobes. Bedroom three is also a double bedroom with built-in wardrobes. Bedroom four is a further double bedroom. Bedroom five is a single bedroom, offering flexibility for use as a child's bedroom, nursery or additional study if required, with a built in wardrobe.

The family bathroom is fitted with a modern suite comprising a wash hand basin, low-level WC and bath with chrome mixer tap and handheld shower attachment. There is also a separate shower enclosure with chrome mains-fed shower and an electric extractor fan.

Outside, the rear garden offers a good degree of privacy and is mainly laid to lawn, with a patio seating area and established herbaceous and flowering borders. There is also a timber shed, outside tap and external power supply.

To the front, a large driveway provides ample off-street parking and leads to the detached double garage, which benefits from power, lighting and an electric roller 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.
Property construction: Standard
Electricity supply: Mains
Sewerage: Mains
Parking: Off-street
Water supply: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: FTTP - 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/16092026

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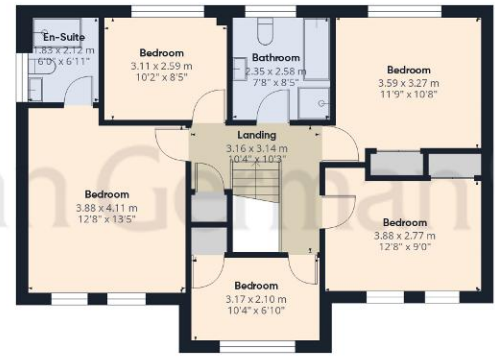


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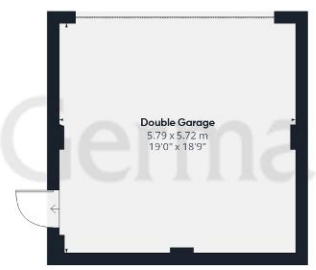




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
210.7 m²
2270 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.



Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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