

Derby Road
Ashbourne, DE6 1BH

John German





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£600,000

A fully renovated and extended four-bedroom detached bungalow offering over 1,500 sq ft of high-specification accommodation on a 0.19 acre plot with open views towards Ashbourne. Featuring an open plan living kitchen, ample parking, no onward chain and within walking distance of the town centre.

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A fully renovated and extended four-bedroom detached bungalow, finished to a high specification and offering over 1,500 sq ft of versatile accommodation. Occupying an elevated plot of approximately 0.19 acre with attractive open views towards Ashbourne, the property has been thoughtfully designed to provide spacious ground floor living without compromising on either internal or external space. Conveniently situated within walking distance of Ashbourne town centre, the property is offered to the market with no onward chain and is an ideal purchase for buyers seeking a home that is ready to move straight into, with no further work required.

The heart of the home is the impressive open plan living, dining and kitchen area, creating a practical and sociable space for everyday living and entertaining. A separate utility room and guest cloakroom add further convenience, while the generous master bedroom benefits from its own en-suite shower room. There are three additional double bedrooms, offering flexibility for family, guests or those working from home, all served by a large contemporary family bathroom.

Externally, the property continues to impress with a substantial driveway providing ample off-street parking for numerous vehicles and generous surrounding gardens, making the most of the approximately 0.19 acre plot. Combining spacious, high-quality ground floor accommodation with excellent outdoor space, this is a rare opportunity for those looking to downsize or enjoy single-storey living without sacrificing space or lifestyle.

An arched entrance porch opens into a spacious and welcoming reception hallway, creating an impressive first impression. From here, there are views through to the open plan living, dining and kitchen area, with the rear garden beyond, while doors provide access to the bedrooms, family bathroom and utility room. Amtico herringbone flooring flows seamlessly from the hallway into the open plan living space, enhancing the sense of quality throughout.

The impressive open plan living, dining and kitchen is the heart of the home, offering a versatile space suited to both everyday living and entertaining. Large bi-folding doors open onto the rear garden, creating a connection between the indoor and outdoor spaces. The room enjoys windows to three elevations together with rooflights and a vaulted ceiling, creating an exceptionally bright and airy living space.

The bespoke kitchen is fitted with quartz work surfaces incorporating an inset Belfast sink with chrome mixer tap, drainer and matching upstands. A comprehensive range of base and wall units provides ample storage, with integrated AEG double electric fan-assisted ovens and grill, an AEG induction hob with extractor over, an integrated wine cooler, and an integrated dishwasher. There is also space and plumbing for a freestanding fridge freezer. The kitchen benefits from underfloor heating.

Located off the kitchen, the utility room offers additional quartz work surfaces with an inset 1½ bowl stainless steel sink, chrome mixer tap and matching upstands. There are further storage cupboards and drawers, together with space and plumbing for both a washing machine and tumble dryer. There is a practical recess space for coats and boots and there is a composite door providing external access, while an internal wooden door leads to the guest cloakroom. Underfloor heating continues into this room.

The guest cloakroom is fitted with a white suite comprising a pedestal wash hand basin with chrome mixer tap and a low level WC.

The principal bedroom is a generous double room featuring a useful built-in wardrobe and direct access to the en-suite shower room. The en-suite is fitted with a contemporary suite comprising an oval wash hand basin set on a vanity unit, a low level WC, a double shower unit with chrome rainfall shower, a chrome ladder-style heated towel rail and an extractor fan.

The remaining three bedrooms are all well-proportioned double rooms, with one also benefiting from a built-in wardrobe. These rooms offer excellent flexibility and could equally be used as a home office, hobby room or additional reception room to suit individual requirements.

The family bathroom is fitted with a modern suite comprising an oval wash hand basin with chrome mixer tap set on a vanity unit, a low level WC, a freestanding roll-top bath with mixer tap and a separate double shower unit with chrome rainfall shower. A chrome ladder-style heated towel rail and extractor fan complete the room.

To the front of the property, a large tarmac driveway provides ample off-road parking for several vehicles. There is a lawned border together with an Indian stone patio area, which enjoys attractive open views towards Ashbourne and the surrounding countryside. The driveway continues along the side of the property, providing access to the rear.

The rear garden is beautifully presented and of an excellent size, beginning with a generous Indian stone patio that provides an ideal space for outdoor dining and entertaining. Beyond is an extensive lawn, offering plenty of room for families, visiting grandchildren or anyone looking to enjoy a larger outdoor space. The generous plot also benefits from planning permission granted in 2023 (Application Ref: 23/00244/FUL) for the erection of a detached garage with a sunroom and games room/office above, offering excellent future potential for buyers seeking additional workspace or flexible ancillary accommodation, subject to any necessary consents.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property with furniture.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Off street parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

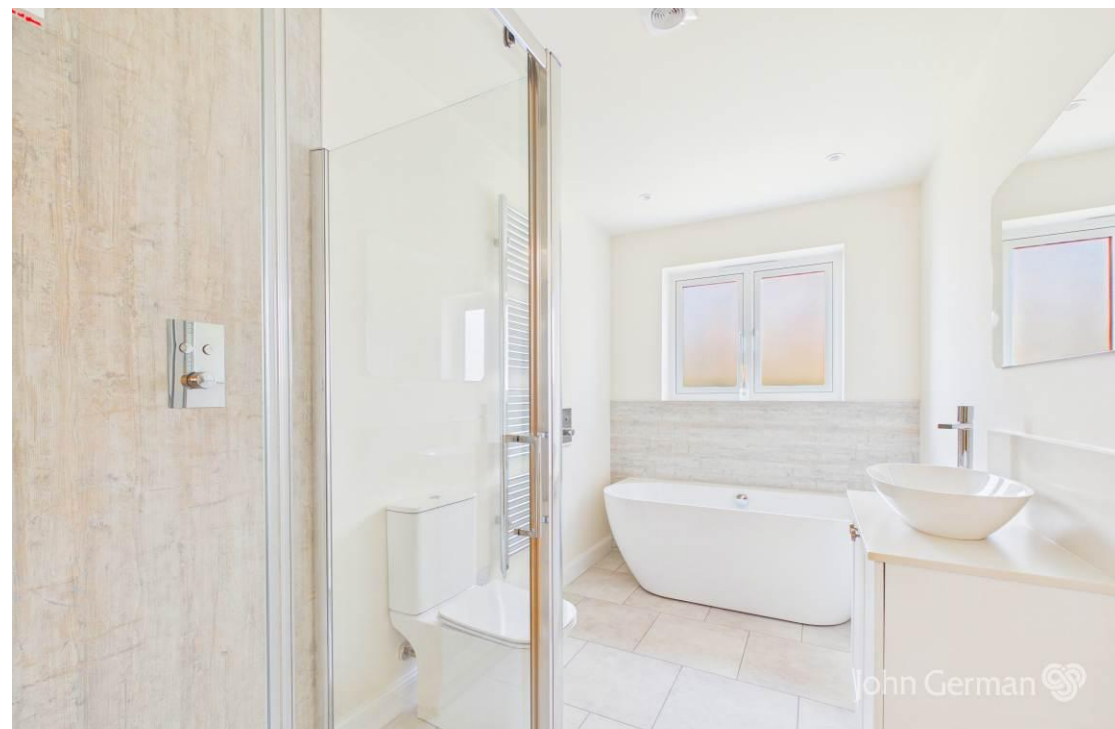
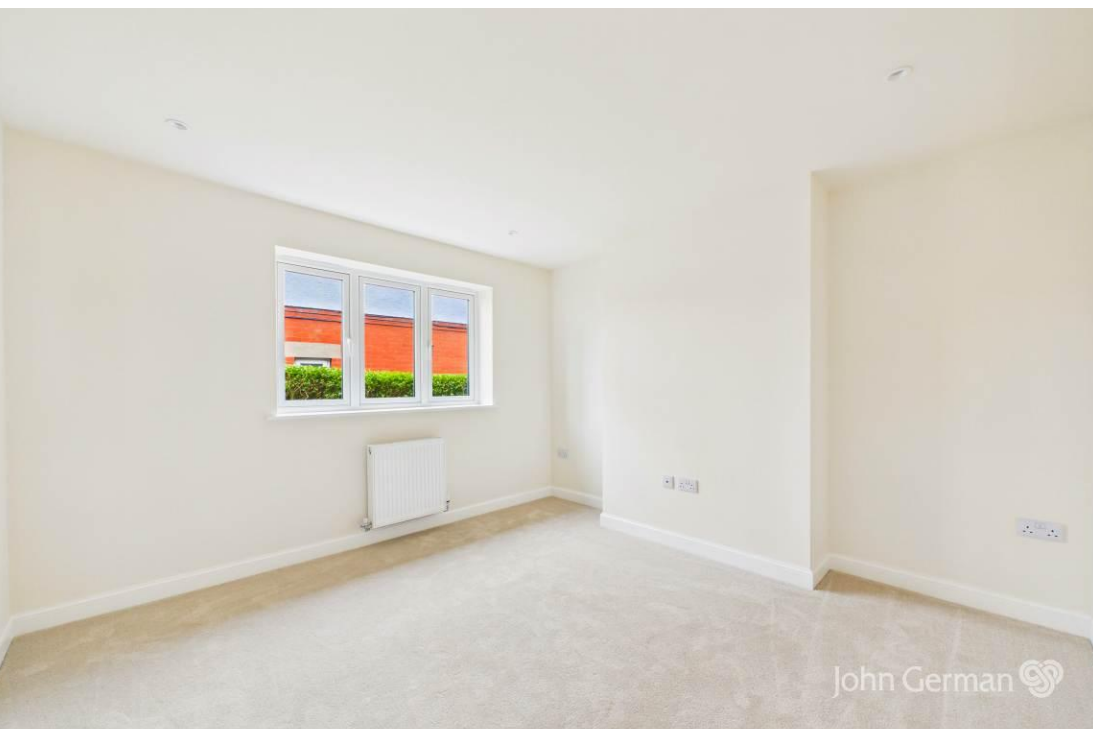
Broadband type: FTTC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band D

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

Our Ref: JGA/24072026.





Approximate total area⁽¹⁾

146.2 m²

1573 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.

GIRAFFE 360





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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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