

Thornley Place

Ashbourne, DE6 1PQ

John German





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£365,000

Immaculately presented four/five bedroom modern townhouse in a gated development in central Ashbourne. Featuring a modern living dining kitchen, principal ensuite, versatile study/fifth bedroom, low-maintenance garden, driveway and garage, all within walking distance of amenities.

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Situated within a gated development in the heart of Ashbourne, this immaculately presented four/five bedroom modern townhouse offers spacious and versatile accommodation, finished to a high standard throughout. With a contemporary interior and a convenient central location, the property is within easy walking distance of Ashbourne's wide range of shops, cafés, restaurants and local amenities. The property is well suited to families, professional couples or those looking for a low-maintenance home with the added convenience and security of a gated setting.

The accommodation includes a modern living dining kitchen, providing a practical space for everyday living and entertaining, together with a separate sitting room. There are four bedrooms, including a principal bedroom with ensuite facilities, a family bathroom and an additional ground floor shower room. A versatile ground floor study offers the flexibility to be used as a fifth bedroom, guest accommodation or a dedicated home office. Full fibre broadband is available to the property, making it particularly suitable for those working from home.

Externally, the property benefits from a low-maintenance rear garden, ideal for outdoor dining and entertaining without the upkeep of a larger garden. Off-street parking, a single garage and additional visitor parking provide further convenience. Beautifully maintained and ready to move into, this modern townhouse offers an excellent opportunity for buyers seeking a centrally located, easy-to-manage home. Its gated setting and low-maintenance design also make it an attractive option for those looking for a practical 'lock up and leave' property, while offering the space and flexibility needed for family living.

A composite entrance door opens into the reception hallway, with a staircase to the first floor and doors leading to the ground floor shower room and study/bedroom five. The shower room is fitted with a wash hand basin with chrome mixer tap and vanity cupboard beneath, low-level WC and a double shower enclosure. Conveniently positioned opposite is a versatile room, suitable for use as a home office, playroom or fifth bedroom, depending on individual requirements.

Moving through to the spacious living dining kitchen, this contemporary room is fitted with quartz preparation surfaces and matching upstands, incorporating an inset 1 ½ sink with adjacent drainer and Quooker boiling water and mixer tap. There is a range of base cupboards and drawers with motion-sensor LED lighting, complemented by matching wall-mounted cupboards. Integrated appliances include a fridge freezer, electric oven and grill, microwave, drinks fridge and dishwasher. A matching island incorporates an induction hob, additional cupboards and drawers, integrated recycling storage, power sockets and a peninsula seating area. Bi-folding doors open directly onto the rear garden, creating a natural connection between the indoor and outdoor spaces, ideal for everyday living and entertaining. A useful understairs cupboard provides additional storage and space for white goods.

The first floor landing, which provides access to the sitting room, a further bedroom and the family bathroom, with a staircase continuing to the second floor. The sitting room is a spacious reception room, featuring a Juliet balcony to the front of the property with fitted shutter blinds. Also on this floor is a generously proportioned bedroom, currently utilised as a dressing room, offering flexibility for alternative uses. The family bathroom is fitted with a circular wash hand basin with chrome mixer tap, vanity cupboards beneath and to the side, low-level WC and a bath with chrome mixer tap and mains-fed rainfall shower.

Continuing to the second floor, the landing provides access to three further bedrooms and an airing cupboard housing the hot water tank and boiler. There is also a loft hatch with a pull-down ladder providing access to the loft space. The principal bedroom is a spacious double featuring fitted wardrobes and decorative wood panelling, together with an ensuite shower room. The ensuite is fitted with a wash hand basin with chrome mixer tap and vanity cupboards beneath, a large shower unit with chrome rainfall shower and a low-level WC. Additional features include built-in storage cupboards and an electric extractor fan. Of the remaining bedrooms, one is a well-proportioned double with fitted wardrobes, whilst the other is a spacious single, currently utilised as a home office.

Outside, the property benefits from a private, low-maintenance rear garden comprising a patio seating area, raised planting and decorative borders, together with external lighting and power. The bi-folding doors from the living dining kitchen open directly onto the patio, providing an excellent space for outdoor dining and entertaining, with an easy transition between the house and garden. To the front, a driveway provides off-street parking and benefits from an electric vehicle charging point. The property also has a single garage and additional visitor parking within the gated development.

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.

There is a communal charge, currently £200 per annum.

Property construction: Standard

Parking: Off-street

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Full Fibre

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 E

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

Our Ref: JGA/14102026







Ground Floor Building 1



Floor 1 Building 1

Approximate total area^m

144.7 m²

1557 ft²



Floor 2 Building 1



Ground Floor Building 2

(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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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

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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		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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