

Turnpike Way

Ashbourne, DE6 1UD

John 
German





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£350,000

Modern three bed detached home on a small development, featuring master with ensuite, dining kitchen with utility, driveway with EV charger and well-kept garden. Walking distance to amenities and schools with easy access to the A52.



A modern three bedroom detached home, built in 2022 by Cameron Homes and positioned within a small, well-kept development. The property offers a practical, modern and efficient layout suited to a range of buyers, including couples, young families, or those looking to downsize to a more manageable home. The ground floor comprises a sitting room, a guest cloakroom, and a well-proportioned dining kitchen with adjoining utility room, providing useful additional storage and workspace. The property also benefits from full fibre connectivity, making it well suited to home working.

To the first floor, the main bedroom includes an ensuite shower room, complemented by two further bedrooms and a family bathroom. Outside, there is a driveway offering ample off-street parking along with an electric car charging point. The garden is well presented and designed for ease of maintenance. The property is conveniently located within walking distance of local amenities and schools, with swift access onto the A52, making it a practical choice for commuters.

The property opens into a reception hallway with tiled flooring, a staircase to the first floor, and doors leading to the guest cloakroom, sitting room and dining kitchen. The guest cloakroom continues the tiled flooring and is fitted with a wash hand basin with chrome mixer tap, low level WC and extractor fan.

The sitting room is a bright and well-proportioned dual aspect space, with windows to the front and side allowing for good natural light.

The dining kitchen is fitted with a range of rolled edge work surfaces incorporating a 1½ stainless steel sink with boiling tap and drainer, with upstand surround. There are a range of cupboards and drawers beneath, along with integrated appliances including a fridge freezer, dishwasher, electric oven and grill, and electric hob with extractor over. uPVC French doors open onto the garden. A door leads through to the utility room, which provides additional work surface space, a stainless steel sink with drainer and chrome mixer tap, appliance space and plumbing for a washing machine and tumble dryer, along with a wall mounted combi boiler, extractor fan and composite door to the side.

To the first floor, the landing provides access to the loft, a useful storage cupboard, and doors leading to all bedrooms and the family bathroom. The main bedroom is a spacious double with fitted wardrobes featuring mirrored sliding doors and access to an ensuite. The ensuite is fitted with tiled flooring, a wall hung wash hand basin with chrome mixer tap, low level WC, and a double shower unit with mains chrome shower and rainfall shower head, along with a heated towel rail, extractor fan and shaver point. Bedroom two is also a good size double, while bedroom three is a well-proportioned single room with decorative wood panelling.

The family bathroom is fitted with a white suite comprising a wall hung wash hand basin with chrome mixer tap, low level WC, and a bath with chrome mixer tap and mains shower with rainfall shower head and glass screen, along with an extractor fan.

Outside, the garden includes a paved patio seating area and lawn, with established herbaceous and flowering borders. To the side of the property, a block paved driveway provides off street parking and includes an electric car charging point.

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 an estate management charge, currently £352 per annum.

Property construction: Standard

Parking: Drive

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 D

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

Our Ref: JGA/25032026

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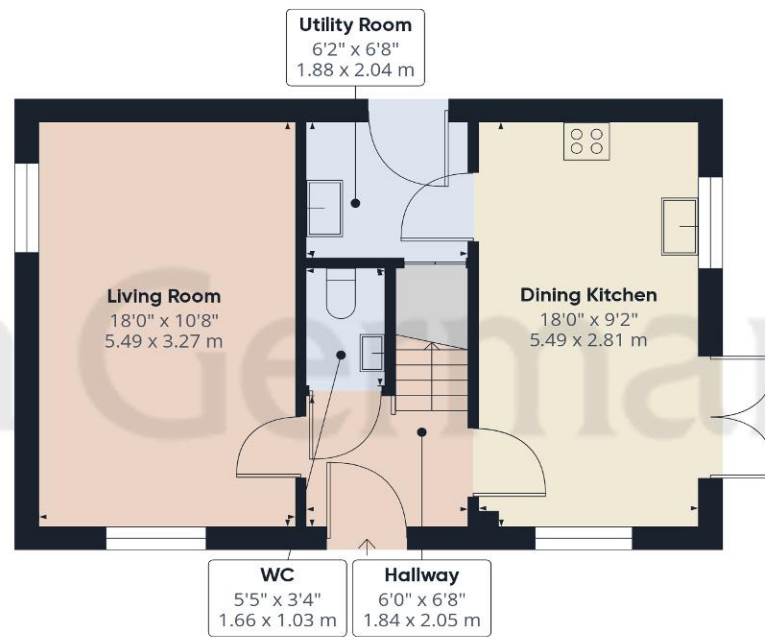
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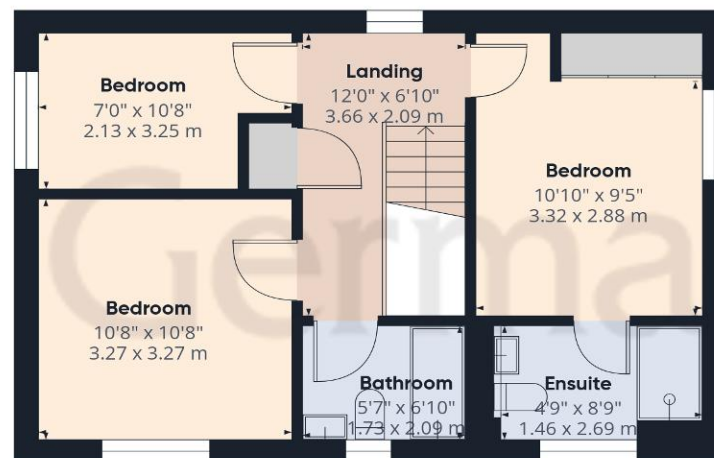


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Ground Floor

Approximate total area⁽¹⁾
943 ft²
87.7 m²



Floor 1



(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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

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.

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.

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		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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