

Mayfield Place

Mayfield, Ashbourne, DE6 2AL

John German





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£550,000

A spacious five-bedroom detached home in a private cul-de-sac, enjoying countryside views. Features include two reception rooms, two bathrooms, underfloor heating, fibre availability, a private garden, integral garage and driveway parking.



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The accommodation includes two reception rooms, a kitchen, utility room and guest cloakroom, together with five bedrooms and two bathrooms. Further benefits include a private garden, an integral garage and a driveway providing off-street parking. With generous living space, a quiet setting and convenient modern features, Moore House represents an ideal family home.

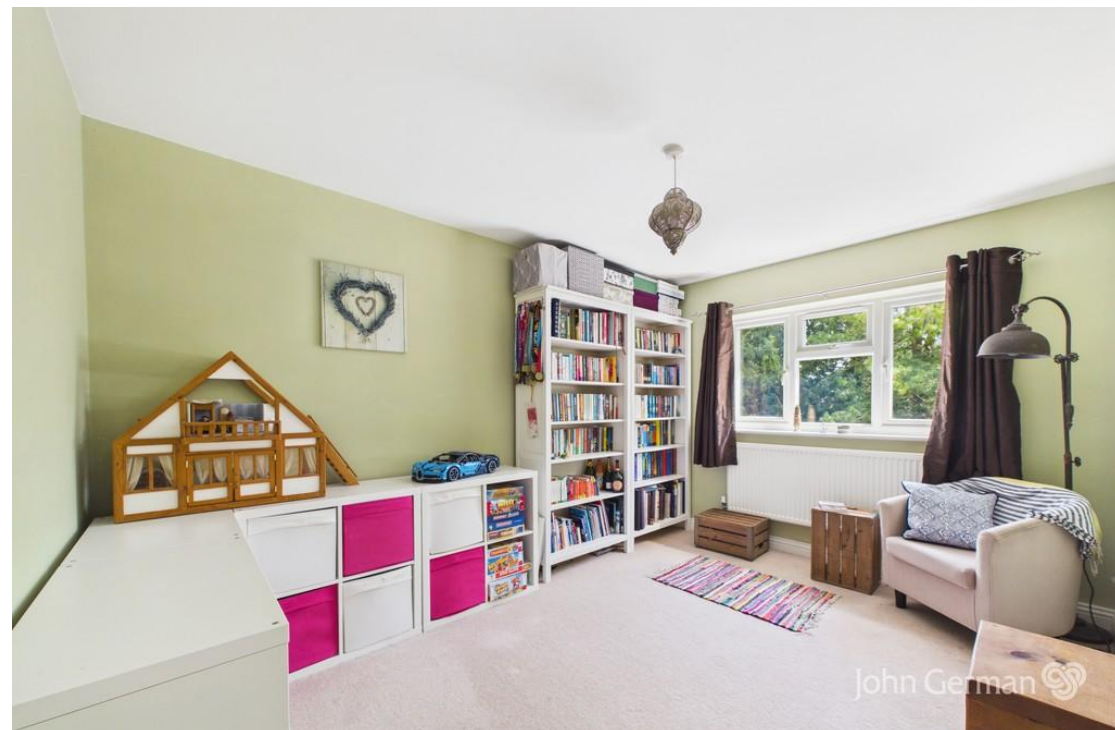
The kitchen is fitted with a range of wall and base units, complemented by granite preparation surfaces and matching upstands. There is an inset 1 ½ stainless steel sink with drainer and chrome mixer tap. Integrated appliances include a dishwasher, wine cooler, electric double oven and grill, together with a four-ring gas hob and extractor fan. A door leads into the utility room and another into the dining room.

The sitting room is a spacious reception room featuring a gas fire set within a stone fireplace, forming the focal point of the room, with double doors open into the dining room. Moving into the dining room, it provides space for a family dining table and has uPVC sliding doors opening onto the rear garden.

A generous principal bedroom includes fitted wardrobes, a separate storage cupboard and access to an en-suite shower room. Finished with a white suite, the en-suite comprises a pedestal wash hand basin with chrome mixer tap, a low-level WC and a double shower enclosure with a mains-fed rainfall shower. A chrome ladder-style heated towel rail and extractor fan are also provided.

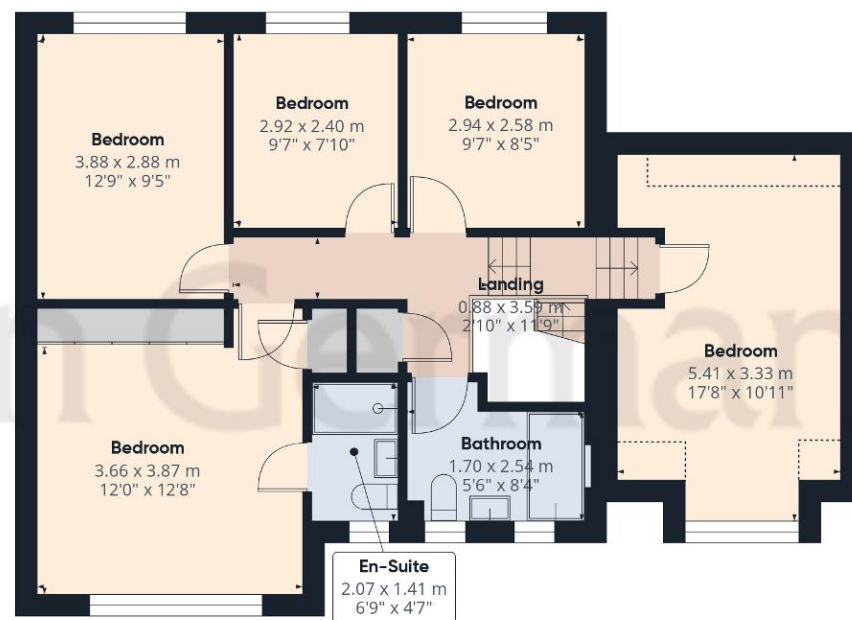
Serving the remaining bedrooms, the family bathroom has tiled flooring and includes a wash hand basin with chrome mixer tap, a low-level WC and a bath with handheld shower attachment. A chrome ladder-style heated towel rail completes the room.

A bright, modern dining room with a wooden table and chairs, a large window with beige curtains, and a black upright piano with a model airplane on top. A wooden sideboard with a bar setup is on the left. The room features white walls, a light-colored carpet, and a simple black pendant light hanging over the table. The piano has sheet music on the stand and a small model airplane on top. The sideboard is stocked with various bottles and glasses, and a small framed picture hangs on the wall above it.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

160.6 m²

1728 ft²

Reduced headroom

2 m²

22 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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