

Saxon Close

Ashbourne, DE6 1TB

John German



John German



CHAMPAGNE

Saxon Close

Ashbourne, DE6 1TB

£475,000

Modern four bedroom detached home in a sought after Ashbourne development, featuring a contemporary dining kitchen, spacious sitting room, home office/studio, ensuite to master, well presented garden and fibre broadband, within walking distance of amenities and schools.

John German

A modern and well presented four bedroom detached home, situated within a sought after development in Ashbourne and ideally suited to family living. Designed with both day to day practicality and entertaining in mind, the property offers spacious and versatile accommodation throughout. The ground floor features a generous sitting room and a recently fitted contemporary dining kitchen, creating an excellent social space for hosting family and friends as well as everyday use. A separate utility room and guest cloakroom add further convenience, while the additional home office/studio space provides flexibility for home working, hobbies or additional reception use. Fibre to the property is also available, making the home particularly well suited to modern working requirements. The property also benefits from an electric charging point and a smart WiFi-controlled heating system (Wiser) that enables remote control of central heating and hot water.

To the first floor, the master bedroom benefits from an ensuite shower room, complemented by three further double bedrooms and a family bathroom, offering comfortable accommodation for growing families or those looking to downsize without compromising on space. Outside, the property enjoys a well maintained garden which provides an attractive and manageable outdoor space for relaxing and entertaining. Positioned within walking distance of local amenities, schools and bus routes, the property also benefits from swift access onto the A52, making it convenient for commuting and wider travel connections. A modern and spacious home in a popular family area, offering a balance of comfort, practicality and sociable living space.

A composite entrance door opens into the reception hallway with porcelain tiled flooring, staircase to the first floor and doors leading to the dining kitchen, guest cloakroom, sitting room and useful storage cupboard.

Guest cloakroom with continuation of the porcelain tiled flooring, decorative wall panelling, pedestal wash hand basin with chrome mixer tap, low level WC and extractor fan.

Moving into the spacious sitting room which has a dual aspect, including a window to the front elevation and bay window to the side, creating a light and airy reception space. A log effect gas fire set within a solid marble surround and frame (available via separate negotiation) forms an attractive focal point to the room, with fitted cupboards and shelving to the adjoining recesses.

The recently fitted contemporary dining kitchen has been thoughtfully designed with both modern family living and entertaining in mind. Featuring porcelain tiled flooring, quartz preparation surfaces with matching upstands and inset sink with chrome Quooker boiling water tap, there are a range of base cupboards and drawers incorporating integrated dishwasher, double electric ovens and grills, induction hob with extractor over and integrated microwave. There is additional appliance space for a freestanding American style fridge freezer, complemented by matching wall mounted cupboards. A central quartz island provides further storage and informal seating space, making the kitchen an ideal social hub of the home. A large square bay with uPVC French doors opening onto the garden enhances the feeling of space and natural light, and there is a door into the utility room.

The utility room has preparation surfaces incorporating an inset stainless steel sink with adjacent drainer and chrome mixer tap with cupboard beneath. There is appliance space and plumbing for a washing machine and separate tumble dryer, wall mounted cupboard housing the boiler and a useful understairs storage cupboard.

Onto the first floor galleried landing, there is a loft hatch access to a large boarded loft space with pull down ladder - offering great storage, together with doors leading to the bedrooms, airing cupboard and family bathroom.

Bedroom one is a spacious double bedroom with fitted wardrobes featuring mirrored sliding doors and benefits from an ensuite, which has tiled flooring and white suite comprising pedestal wash hand basin with chrome mixer

tap, low level WC and shower enclosure with chrome mains rainfall shower. There is also an extractor fan and electric shaver point.

Both bedrooms two and three are doubles with fitted wardrobes and mirrored sliding doors, whilst the fourth bedroom is also a double bedroom, offering flexible use as a guest room, nursery or additional office space if required.

The family bathroom is fitted with tiled flooring and a white suite comprising pedestal wash hand basin with chrome mixer tap, low level WC and bath with chrome mixer tap, mains shower over and glazed shower screen. There is also an electric shaver point, extractor fan and airing cupboard housing the hot water tank.

To the rear of the property is an immaculately presented enclosed garden, designed for ease of maintenance and outdoor entertaining. An Indian stone patio provides a private seating area and leads onto an artificial lawn with raised herbaceous and flowering borders, together with a timber decked seating area with hot tub, available via separate negotiation. A particularly useful feature of the property is the partly converted and extended garage, creating a versatile home office/studio space with electric radiator, whilst retaining practical storage space to the front with power, lighting and up and over door.

There is off road parking for up to three cars - to the front of the property is a tarmac driveway, along with an additional resin driveway area to the side providing further off road parking. There is also the benefit of an electric charging point.

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

Please note: The garage conversion/rear extension is currently utilised as a home office/studio space. We understand Building Regulations documentation is not available for these works, although the seller has advised that an indemnity insurance policy will be provided.

There is an estate management charge, currently £275 per annum.

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

Property construction: Standard

Parking: Off street parking for up to 3 cars

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas - Smart WiFi-controlled heating system (Wiser) enables remote control of central heating and hot water.

(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 E

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

Our Ref: JGA/14052026

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.





John German

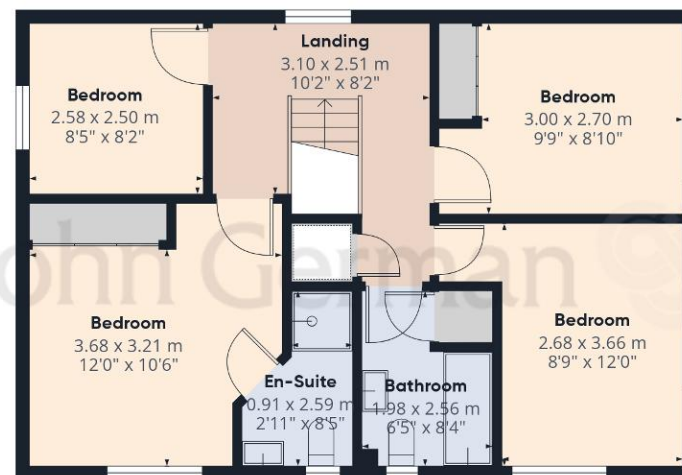








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

140.3 m²

1509 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.

GIRAFFE360



The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johnngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



