



Tutbury Hollow, Ashbourne DE6 1TD

welcome to

Tutbury Hollow, Ashbourne

A spacious five-double-bedroom home offering three en suites and a family bathroom. At the heart of the property is a generous open-plan kitchen diner/sitting room, perfect for modern living and entertaining. The home also benefits from a large garden, driveway, and garage, and is ideally located cl



Entrance Hall

The entrance hall is spacious and filled with natural light from large windows. Soft, neutral tones and a high ceiling create an open, airy feel, while polished flooring reflects the light. A simple piece of furniture and a stylish light fixture add elegance without clutter, making the space welcoming and bright.

Cloakroom/WC

The cloakroom features a neatly designed layout with a modern toilet and a small basin. The room is finished with wooden flooring

Study

9' 11" x 7' 10" (3.02m x 2.39m)

A well-proportioned study enjoys natural light from windows overlooking the front. Perfect for a home office.

Lounge

16' 10" x 11' 8" (5.13m x 3.56m)

A welcoming lounge offers a warm and comfortable setting, perfect for relaxing or entertaining. A charming log burner creates a cosy focal point, adding both character and warmth to the space. A window to the front allows natural light to flow in, enhancing the inviting atmosphere and making the room feel bright and homely.

Kitchen/Diner

31' 2" x 10' 2" (9.50m x 3.10m)

A spacious and versatile open-plan kitchen diner and sitting area provides the heart of the home, ideal for both everyday living and entertaining. The kitchen features a breakfast bar that seamlessly connects to the dining area, creating a sociable and functional flow through to the comfortable sitting/TV space. Wooden flooring runs throughout, adding warmth and continuity, while double doors open out to the garden, allowing plenty of natural light and offering easy access to outdoor living

Utility Room

6' x 5' 9" (1.83m x 1.75m)

A practical utility room is fitted with a sink and space for a washer, along with additional storage to keep household items neatly organised. A door provides convenient access out to the driveway, making it a useful and functional space for everyday tasks.

Bedroom One

17' 9" x 11' 8" (5.41m x 3.56m)

A spacious master bedroom located on the second floor is finished with soft grey carpeting, creating a calm and comfortable atmosphere. A window to the front of the house allows for plenty of natural light, giving the room a bright and welcoming feel. The bedroom also benefits from a private ensuite and dressing room, offering added convenience and a touch of luxury

En-Suite

11' x 8' (3.35m x 2.44m)

The ensuite is finished with stylish grey tiling, creating a clean and modern aesthetic. It features a bath and separate shower. Along with quality fittings that make the space both practical and comfortable

Dressing Room

15' 1" x 6' 11" (4.60m x 2.11m)

A well-appointed dressing room features built-in storage, offering ample space for clothes and accessories while keeping everything neatly organised. Windows to the front of the house allow natural light to fill the room, creating a bright and inviting space perfect for daily use.

Bedroom Two

11' 11" x 9' 1" (3.63m x 2.77m)

A well-proportioned second double bedroom features soft grey carpeting, creating a comfortable and neutral space. A window to the front allows for plenty of natural light, giving the room a bright and airy feel. The bedroom also benefits from its own ensuite.

En-Suite

7' 10" x 4' 10" (2.39m x 1.47m)

A well-appointed bathroom is finished with modern grey tiling, creating a clean and contemporary feel. It is fitted with a walk in shower.

Bedroom Three

13' 1" x 11' 11" (3.99m x 3.63m)

A well-presented third double bedroom features soft grey carpeting, creating a calm and comfortable atmosphere. A window overlooks the rear garden, allowing for plenty of natural light and a pleasant outlook. The room also benefits from its own ensuite, providing added convenience and privacy.

En-Suite

11' x 8' (3.35m x 2.44m)

The ensuite is finished with stylish grey tiling, creating a clean and modern aesthetic. It features a bath and separate shower. Along with quality fittings that make the space both practical and comfortable

Bedroom Four

14' 10" x 9' 9" (4.52m x 2.97m)

A spacious fourth double bedroom offers a generous double size, providing plenty of room for furniture and comfortable living. The room is finished with soft grey carpeting for a cosy feel, while a window overlooking the rear garden allows for natural light and a pleasant outlook.

Bedroom Five

10' 2" x 9' 9" (3.10m x 2.97m)

A well-sized fifth bedroom offers comfortable double proportions, making it suitable for guests or family use. The room is finished with soft grey carpeting, creating a warm and neutral setting, while a window to the front allows natural light to brighten the space

Bathroom

10' 4" x 7' 5" (3.15m x 2.26m)

A well-appointed bathroom is finished with modern grey tiling, creating a clean and contemporary feel. It is fitted with a bath featuring an overhead shower, offering both practicality and comfort for everyday



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welcome to

Tutbury Hollow, Ashbourne

- Five double bedrooms
- Spacious open plan kitchen
- Double garage and driveway
- Four bathrooms
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Tenure: Freehold EPC Rating: B

Council Tax Band: F

offers over

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ABN106844 - 0007

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