

# Cavendish Drive

Ashbourne, DE6 1SR

John German



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£365,000

Four-bedroom detached family home in a popular Ashbourne location. Features two reception rooms, master with ensuite, south-facing garden, integral garage, and off-street parking. Close to schools, shops, and transport links.



Located in a popular and family-friendly location in Ashbourne, 10 Cavendish Drive is a four-bedroom detached home offering practical living space ideal for modern family life, with the benefit of having two reception rooms. Outside, there is a south-facing rear garden, which is private and easy to manage, making it suitable for families with children. Upstairs, the master bedroom benefits from its own ensuite, with three further good-sized bedrooms and a family bathroom completing the accommodation. The home also offers a useful attic space for additional storage or potential future use (subject to any necessary permissions). Off-street parking is available via a driveway leading to an integral garage. Positioned within easy reach of local amenities, schools, and transport links, this property offers a practical layout in a sought-after location.

Entering the property, the reception hallway provides access to the guest cloakroom, sitting room, and kitchen. There is a staircase leading to the first floor with a useful understairs storage cupboard. The guest cloakroom is fitted with a white suite comprising a wash hand basin and a low-level WC.

The kitchen is equipped with rolled edge preparation surfaces and an inset ceramic 1 ½ sink with drainer and chrome mixer tap, set against a tiled splashback. Below the worktops are a range of cupboards and drawers, along with an integrated double electric oven and grill. A four-ring gas hob with extractor above, appliance space and plumbing for a dishwasher, and space for a freestanding fridge freezer. Wall-mounted cupboards provide further storage. The kitchen leads to both the utility room and dining room.

The utility room includes matching work surfaces with an inset stainless-steel sink, chrome mixer tap and tiled splashback. There are base units, appliance space and plumbing for a washing machine and separate tumble dryer, and a wall-mounted boiler. A uPVC door provides access to the side of the property, with an internal door into the integral garage.

The sitting room features a fireplace with inset coal-effect gas fire and a bay window to the front. An opening leads into the dining room, which has direct access to the kitchen and a uPVC sliding door opening onto the rear garden.

On the first floor, the landing offers access to the bedrooms, bathroom, airing cupboard housing the hot water tank, and a loft hatch with ladder leading to a spacious attic space which is boarded with a Velux window and power points.

The principal bedroom is a well-proportioned double with an ensuite comprising a white suite, wash hand basin with chrome mixer tap, low-level WC, and a shower enclosure with a chrome mains-fed shower.

Bedroom two is also a double room and includes a separate loft hatch to the small loft space above the garage. Bedroom three is a further double, while bedroom four is a versatile room currently used as a study.

The family bathroom includes tile flooring and a white suite comprising a pedestal wash hand basin with chrome mixer tap, low-level WC, and a p-shaped bath with chrome mixer tap, electric shower, and glass screen. There is also an electric extractor fan and a built-in storage cupboard with shelving.

Externally, the front of the property features a tarmac driveway providing off-street parking for multiple vehicles, leading to an integral garage with up-and-over door, power, and lighting. To the rear is a well-maintained, south-facing garden with a patio seating area, lawn, mature planted borders, and a timber shed.

**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.

**Property construction:** Standard. **Parking:** Drive & garage

**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 E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.derbyshiredales.gov.uk](http://www.derbyshiredales.gov.uk)

**Our Ref:** JGA/06052025

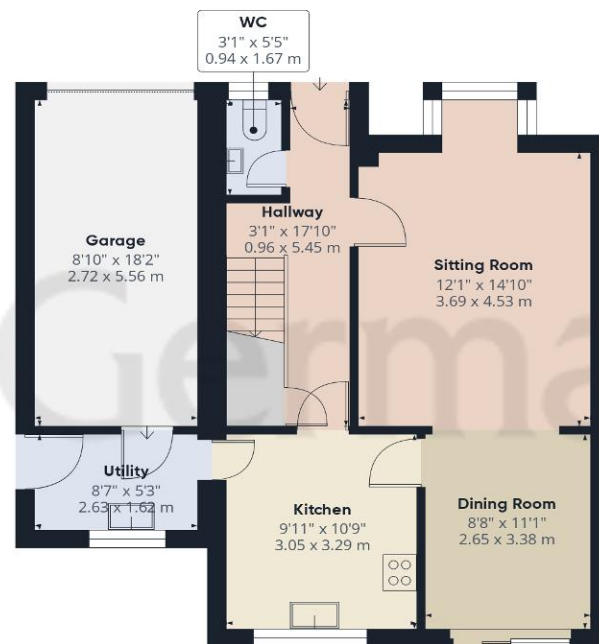
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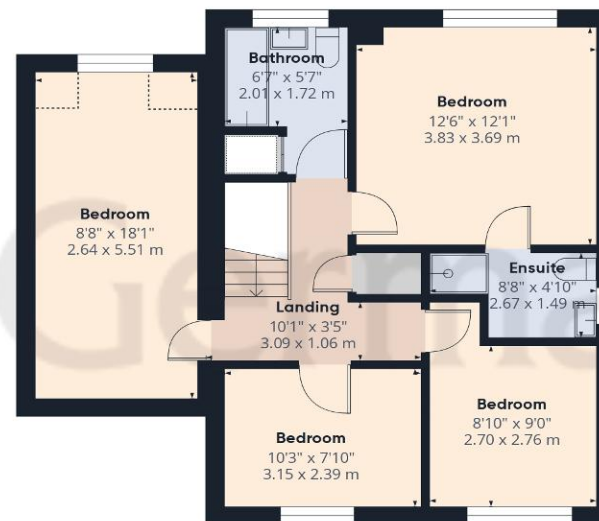








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1352 ft<sup>2</sup>

125.5 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>

0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





## Agents' Notes

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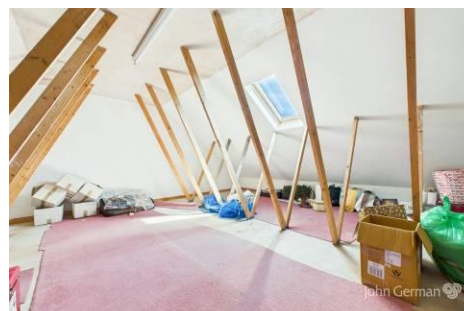
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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