

Hambleton Close

Ashbourne, DE6 1NG

John
German





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£450,000



Well-presented four-bedroom detached family home in a popular Ashbourne location, with spacious living accommodation, principal ensuite, conservatory, rear garden, double integral garage, off-street parking and fibre broadband. Close to schools, amenities and the A52.

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A well-presented four-bedroom detached family home situated in a popular residential area of Ashbourne, with convenient access to local amenities, schools, parks and bus routes. The property also offers swift access to the A52, making it well placed for commuting. Fibre is connected directly to the property, providing a high speed internet connection suitable for home working.

The accommodation includes a living room, separate dining room, conservatory and kitchen, along with a useful utility room and guest cloakroom. Upstairs, the master bedroom benefits from an ensuite shower room, with three further bedrooms served by the family bathroom. Externally, the property has a well-presented and maintained rear garden, off-street parking and a double integral garage. With generous living space, four bedrooms and a practical layout, the property is well suited to family living.

The property is entered via a uPVC door into the entrance porch, providing a practical space for coats and shoes. A further uPVC door opens into the reception hallway, with access to the kitchen, guest cloakroom and living room. The living room is a well-proportioned reception space with a bay window to the front and an electric fireplace with marble surround and hearth forming the main focal point. Double doors lead through into the dining room, which provides a versatile additional reception area and in turn opens into the conservatory. The conservatory has uPVC windows and doors providing direct access onto the rear garden.

The kitchen is fitted with a range of wall and base cupboards and drawers, complemented by rolled-edge preparation surfaces and tiled splashbacks. A 1 ½ stainless steel sink with drainer and chrome mixer tap is inset into the worktop, while integrated appliances include a double electric oven and grill, four-ring gas hob and dishwasher. From the kitchen, the utility room provides further work surface and storage space, together with a stainless steel sink, plumbing and appliance space for a washing machine and separate tumble dryer. The wall-mounted boiler is also located here, with a uPVC door providing access to the side of the property and an internal door leading into the double integral garage. The ground floor is completed by a guest cloakroom with a wash hand basin, vanity storage and low-level WC.

From the first floor landing, doors lead to all four bedrooms and the family shower room. The landing also provides access to an airing cupboard housing the hot water cylinder, a separate overstairs storage cupboard and the loft hatch.

The principal bedroom is a double room fitted with a range of wardrobes, cupboards, drawers and a dressing table, with a door leading into the ensuite shower room. The ensuite is fitted with tiled flooring, a wash hand basin with vanity storage, low-level WC, enclosed shower with electric shower and an extractor fan.

There are two further double bedrooms, both benefiting from fitted storage, with one also incorporating a dressing table and drawers. The fourth bedroom is a good-sized room and is currently used as a study, making it well suited to use as a home office if required. The family shower room is fitted with a modern suite comprising a wash hand basin with vanity cupboards beneath, low-level WC and a large double shower unit with a mains-fed rainfall shower, together with a ladder-style heated towel rail.

To the front, a double-width tarmac driveway provides off-street parking and access to the integral double garage, which has twin up-and-over doors and benefits from power and lighting. To the rear, the property has a well-presented and maintained garden with a patio seating area, lawn, planted borders and a water feature.

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: Off-street

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(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

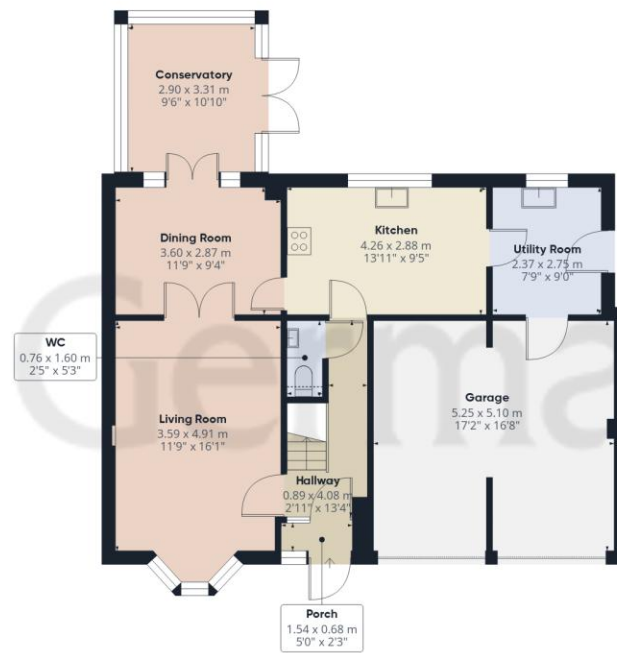
Our Ref: JGA/28092026

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Ground Floor



Floor 1



Approximate total area^m

148.4 m²

1595 ft²

Reduced headroom

0.1 m²

2 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

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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