

Beeley Close

Ashbourne, DE6 1UA

John German



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Offers Over £400,000

Modern four bedroom detached family home built by Chevin Homes in 2020. Offering a dining kitchen, utility room, study, ensuite principal bedroom, attractive garden, detached garage and driveway parking. Conveniently located close to schools, amenities and the A52.

The accommodation is arranged over two floors and includes an impressive dining kitchen designed as the focal point of the home, together with a separate utility room and guest cloakroom. There is a comfortable sitting room overlooking the rear garden and a separate study providing flexible accommodation for those working from home or requiring additional family space. To the first floor, the principal bedroom benefits from an ensuite shower room, whilst three further bedrooms are served by a modern family bathroom. Externally, the property is particularly well presented, with an attractive garden, ample parking and a detached single garage. This contemporary family home offers a practical layout combined with stylish modern living.

A composite entrance door opens into a spacious reception hallway with staircase to the first floor and doors providing access to the dining kitchen, sitting room, study and guest cloakroom. The dining kitchen is fitted with marble preparation surfaces and a range of cupboards and drawers. Integrated appliances include a fridge freezer, double electric oven and grill, dishwasher and a four ring electric hob with extractor canopy above. A matching central island incorporates a one and a half bowl stainless steel sink with drainer and chrome mixer tap, together with additional storage and breakfast seating. A bay window overlooks the front elevation, whilst uPVC French doors open onto the rear garden. A doorway leads through to the utility room. The utility room complements the kitchen with matching marble work surfaces and fitted storage. There is appliance space and plumbing for a washing machine, a storage cupboard beneath and a wall mounted cupboard housing the boiler. A useful understairs storage cupboard is accessed from the room, together with an extractor fan and composite door leading to the rear garden. The property benefits from two reception rooms. The sitting room is a generous space with uPVC French doors opening directly onto the rear patio and garden beyond. The separate study enjoys a bay window to the front elevation and offers flexibility for use as a home office, playroom, snug or hobby room. The guest cloakroom is fitted with a wash hand basin with chrome mixer tap and tiled splashback, low level WC and extractor fan, whilst also housing the electric consumer unit.

To the first floor, the landing provides access to all four bedrooms and the family bathroom. There is a loft hatch, useful storage cupboard and a separate airing cupboard housing the hot water tank. The principal bedroom is a spacious double room fitted with modern wardrobes and benefiting from an ensuite shower room. The ensuite is fitted with tiled flooring, pedestal wash hand basin with chrome mixer tap, low level WC, corner shower enclosure with chrome mains fed shower, chrome ladder style heated towel rail and extractor fan. Bedroom two is a further double bedroom with fitted wardrobes and drawers. Bedroom three is also a double room enjoying dual aspect windows to the front and side elevations. Bedroom four benefits from fitted wardrobes together with additional drawer storage. The family bathroom is fitted with tiled flooring, pedestal wash hand basin with chrome mixer tap, low level WC and bath with chrome mixer tap and chrome mains fed shower over incorporating a glazed screen. There is also a chrome ladder style heated towel rail, extractor fan and electric shaver point.

Outside, the property enjoys a beautifully maintained rear garden designed to provide a variety of spaces for outdoor living and entertaining. Immediately to the rear is a generous paved patio seating area with outside tap, leading onto a well kept lawn. To the side of the lawn is a gravelled area, whilst a further raised gravel seating area is positioned towards the rear. Located behind the garage is an additional private seating area, providing a secluded space to relax. The garden is enclosed by timber fencing. To the side of the property, a tarmac driveway provides off street parking and leads to a detached single garage fitted with power, lighting and an electric remote controlled up and over door. The garage also benefits from a side access door from the garden. The property is located at the head of the private road, benefiting from no through traffic and having the advantage of parking for more vehicles than usual.

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:** Driveway & Garage **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

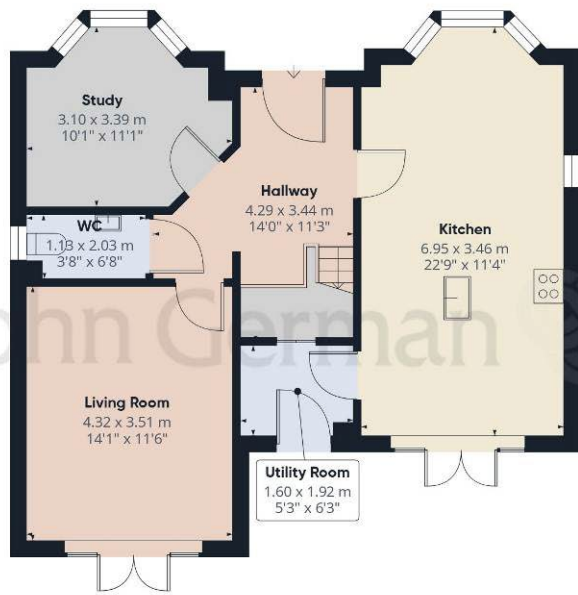
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency **Our Ref:** JGA29062026

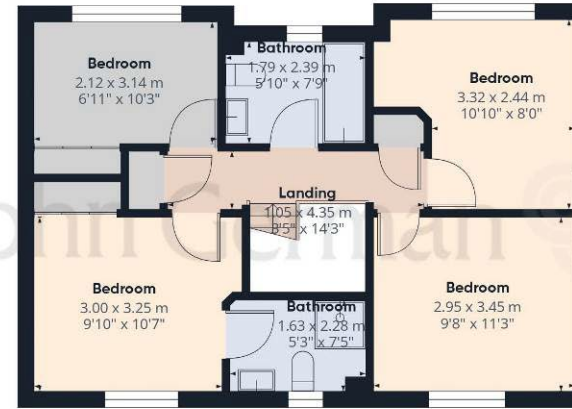
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

133.1 m²

1433 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.

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Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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