

# Turnpike Way

Ashbourne, DE6 1UD

John German





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Offers In Excess Of £400,000

Well presented three bedroom detached home on a small modern development in Ashbourne, occupying a private plot with garage and ample parking. Featuring a dining kitchen, utility, ensuite to the main bedroom and fibre broadband, close to amenities with easy A52 access.



Located within a small modern development in Ashbourne, this property is a well presented three bedroom detached home offering practical and versatile accommodation suited to a range of buyers, including families, couples downsizing from larger homes and those seeking a modern property requiring minimal maintenance. Positioned on what is arguably one of the more private plots for a property of this size within the development, the house enjoys a pleasant setting whilst remaining within walking distance of local amenities, schools, parks and bus routes, with swift access onto the A52 for commuting further afield.

The accommodation is arranged to provide a spacious sitting room, a dining kitchen with adjoining utility room and a guest cloakroom to the ground floor. To the first floor, the master bedroom benefits from an ensuite shower room, whilst there are two further double bedrooms served by a Jack & Jill bathroom. The property is extremely well presented both inside and out, with the added advantage of fibre to the property, making it well suited for home working. Outside, there is a garage and driveway providing ample off-street parking together with enclosed garden offering a good degree of privacy.

A composite entrance door opens into the reception hallway, which features tiled flooring, a useful storage cupboard and staircase to the first floor, with doors leading to the sitting room, dining kitchen and guest cloakroom. The sitting room is a well proportioned reception room positioned to the front of the property with shutter blinds. Spanning the full width of the rear of the house is the dining kitchen, fitted with tiled flooring and quartz preparation surfaces incorporating a 1 ½ stainless steel sink with chrome mixer tap and matching upstands. There is a range of fitted cupboards and drawers together with integrated appliances including a dishwasher, fridge freezer and double electric oven and grill, complemented by a four ring gas hob with extractor hood over and matching wall mounted cupboards. UPVC French doors open onto the rear garden, whilst a further door leads into the utility room.

The utility room continues the tiled flooring and quartz work surfaces and provides appliance space and plumbing for a washing machine and separate tumble dryer beneath. There is also a wall mounted combi boiler, extractor fan and composite door providing side access onto the driveway. The guest cloakroom is fitted with a wall hung wash hand basin with chrome mixer tap, low level WC and extractor fan.

To the first floor, the galleried landing has doors leading to all three bedrooms, the bathroom and a useful storage cupboard. Bedroom one is a spacious double bedroom with built in wardrobes featuring mirrored sliding doors and access into the ensuite shower room. The ensuite is fitted with tiled flooring, a wall hung wash hand basin with chrome mixer tap, low level WC and double shower unit with chrome mains rainfall shower. There is also a heated ladder style towel rail, electric shaver point and extractor fan.

Bedroom two is a further double bedroom and benefits from access to the Jack and Jill bathroom, which is fitted with tiled flooring, a white suite incorporating a wall hung wash hand basin with chrome mixer tap, low level WC, bath with chrome mixer tap and separate shower unit with chrome mains shower. Bedroom three is also a double bedroom and enjoys fitted shutter blinds.

Outside, to the side of the property, a block paved driveway provides ample off-street parking for approximately three vehicles and leads to the detached single garage, which benefits from power, lighting and an up and over door. The rear garden is a particular feature of the property, being both private and well maintained, with a patio seating area, composite decked seating area, shaped lawn and established herbaceous and flower borders. The garden is enclosed by timber fencing and also provides access into the garage.

**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 D

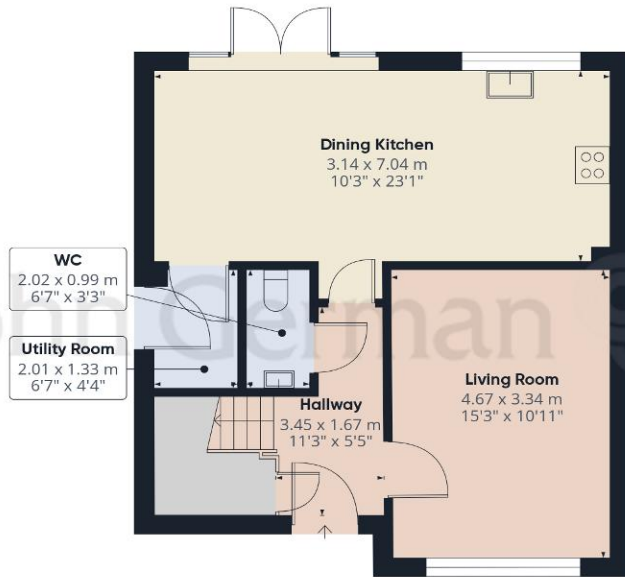
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/12052026

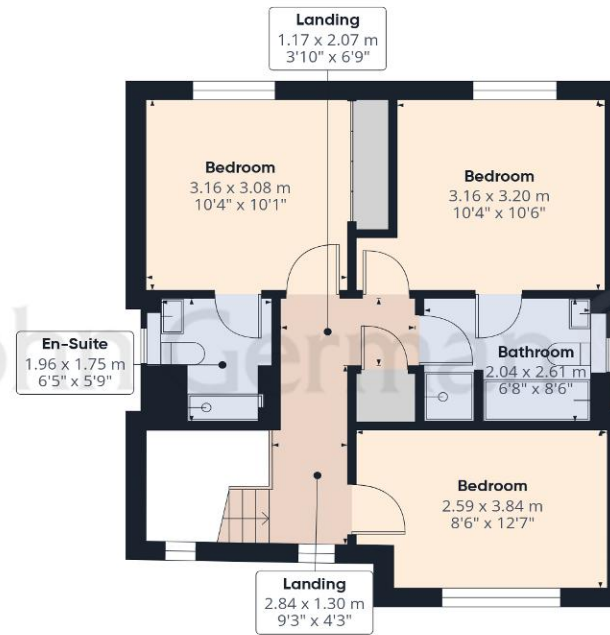
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Ground Floor Building 1



Floor 1 Building 1



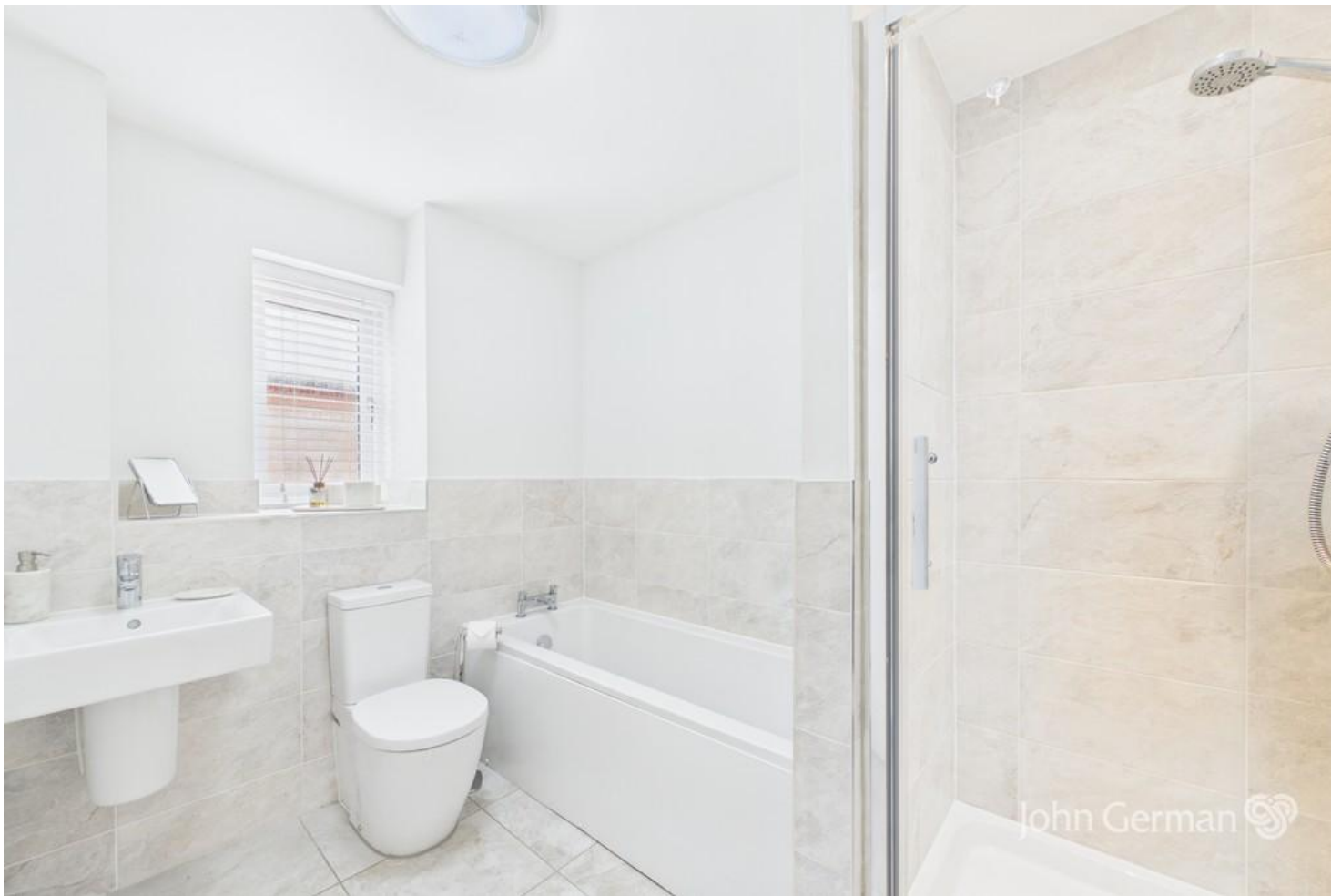
Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
118.3 m<sup>2</sup>  
1273 ft<sup>2</sup>

(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

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.

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.

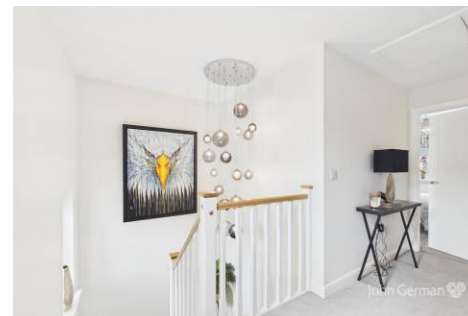
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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