





Peak View Drive,Ashbourne DE6 1BR

bagshaws residential

welcome to

Peak View Drive, Ashbourne

A spacious and well-presented three-bedroom home on sought-after Peak Drive in Ashbourne, featuring flexible living areas, a landscaped tiered garden with owned solar panels, and a versatile loft room - all within easy reach of the Peak District and local amenities.













Entrance Hall
On entering the home, you are welcomed into an L-shaped entrance hall. The first section features tiled flooring, a front-facing sliding window and additional internal windows that provide visibility into the lounge, allowing light to flood through. A wall-mounted double-faced radiator and an air-conditioning unit enhance comfort. As you continue through the second part of the hallway, the flooring transitions to marble, creating a striking first impression. This area includes an additional radiator and provides access to the lounge, kitchen, and staircase to the first floor.

Kitchen/Diner
19' 3" x 11' 6" (5.87m x 3.51m)
The kitchen is fitted with tiled flooring and spot lighting and offers a generous range of high and low-level cupboards, complete with a breakfast bar, granite worktops, sink, a five-ring electric hob with extractor fan above, and a double oven with additional worktop space. A radiator provides heating, and an understairs storage cupboard adds further practicality. The kitchen flows seamlessly into the dining room, where you'll find tiled flooring, the other side of the breakfast bar, and additional workspace running along the wall with further storage. Sliding doors open onto the rear garden, and two wall-mounted double-faced radiators provide warmth and style.

Living Room
12' 1" x 9' 11" (3.68m x 3.02m)
The living room features beautiful oak flooring and another set of sliding doors to the rear, allowing for excellent natural light and access to the garden. This room also benefits from an air-conditioning unit and two wall-mounted radiators, and it opens directly into the lounge, giving the option for open-plan living.

Lounge
21' 9" x 12' (6.63m x 3.66m)
The lounge itself continues the oak flooring and has a front-facing window, wall-mounted radiator, and a striking electric fire with exposed stone surround, creating a cosy focal point.

Utility Room
Cloakroom
The cloakroom features a WC, sink with chrome tap, tiled walls, and a window to the front elevation.

Landing
Upstairs is accessed via a carpeted staircase with a modern stainless steel banister. The landing is open and carpeted, with loft access and circulation to all bedrooms and the family bathroom.

Bedroom One
11' 7" Plus recess x 9' 10" Max (3.53m Plus recess x 3.00m Max)
Bedroom One is a spacious, carpeted double room with fitted wardrobes to both the front and back, as well as built-in drawers. A rear-facing window overlooks the garden, and the entry includes a small dressing area measuring approximately 5'7" x 6'3". This bedroom also benefits from an en suite

En Suite
The en-suite is finished with floor-to-ceiling tiles, mains-fed shower, WC, sink, and chrome heated towel rail.

Bedroom Two
22' 8" x 12' 5" (6.91m x 3.78m)
Bedroom Two is another generously sized double room with carpeted flooring and a rear window. It features fitted overbed storage units with bedside tables and a built-in dressing table opposite the bed with spot lighting. The opposite end of the room is ideal for use as a dressing area, with full-height wardrobes along one wall and a separate bank of fitted drawers for additional storage.

Bedroom Three
11' 10" x 9' 8" (3.61m x 2.95m)
Bedroom Three, located at the front of the property, is also carpeted and features a window overlooking the front garden and a wall-mounted radiator. This room has bridge-style fitted wardrobes built around and above the bed, providing excellent integrated storage, along with a dressing table, ideal for a guest room or a teenager's bedroom.

Study/Bedroom Four
The study offers a quiet, carpeted space with a wall-mounted radiator along with a front and rear-facing window, making it ideal for working from home. A staircase leads from here directly to the loft room.

Loft Space
The loft space which is L-shaped and fitted with a skylight and air-conditioning unit. This versatile space can be used as a hobby room, or informal additional bedroom, subject to needs.

Bathroom
The family bathroom is stylish and well-appointed, with tiled flooring, a WC, sink basin, and a whirlpool-style bath with jets for added comfort. There's also a corner mains-fed shower cubicle, two chrome heated towel rails, and a front-facing window for natural ventilation.

Garage
16' 7" Max x 8' 1" Max (5.05m Max x 2.46m Max)
The garage benefits from an electric roller door and houses the boiler.

Outside
Externally, the property continues to impress. To the front, there's a resin driveway offering ample off-street parking, a lawn, paved patio area, and mature shrubs that frame the property beautifully. A hedge borders one side, giving a sense of privacy and curb appeal, while the garage benefits from an electric roller door and houses the boiler. The property also benefits from 16 solar panels, which are owned outright

The rear garden is a real highlight, generous in size and thoughtfully landscaped across several tiers. A pathway leads through a well-maintained rockery, mature shrubs, and a tranquil pond. Fencing on both

welcome to

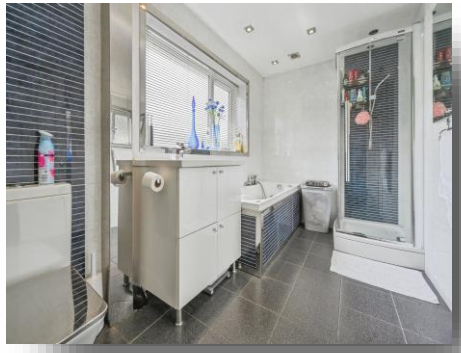
Peak View Drive, Ashbourne

- Spacious three-bedroom detached home in a sought after location
- Stylish open-plan kitchen and dining area
- Resin driveway and electric garage door
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Tenure: Freehold EPC Rating: C
Council Tax Band: F

offers in the region of

£450,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
ABN106645 - 0012

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