



**Premier Avenue, Ashbourne DE6 1LH**

**welcome to**

**Premier Avenue, Ashbourne**

Set within a lovely cul de sac is this detached family home. Accommodation briefly offers, entrance hall, sitting room, dining room, kitchen, utility room & ground floor wc. At first floor, five bedrooms, master with ensuite shower room & family bathroom. Beautiful front & rear gardens. Garage.



### Entrance Hall

A woodgrain UPVC beveled and leaded glass door. The floor is oak boarded throughout with radiator, dado rail, ceiling cornice and an understairs storage cupboard. A turning staircase, with oak balustrade and turned spindles, leads to the first floor galleried landing.

### Cloakroom

Practical and convenient cloakroom fitted with low flush WC and wash hand basin. Oak boarded floor, radiator and a window allowing natural light and ventilation.

### Lounge

16' 2" x 10' 11" ( 4.93m x 3.33m )

Inviting lounge with a bay window to the front providing the room with plenty of natural light and views of the landscaped and partially enclosed front gardens, two radiators wall light points and ceiling cornice. Complemented by a charming multi-fuel burner with dedicated log storage adding character to the space. Open wall leading into the dining room,

### Dining Room

9' 9" x 8' 7" ( 2.97m x 2.62m )

Spacious dining room featuring patio doors opening onto the rear garden, adding a indoor-outdoor feel. Finished with oak boarded floor and radiator.

### Kitchen

13' 5" x 9' 9" ( 4.09m x 2.97m )

With a comprehensive range of modern shaker style cabinets in cream with steel handles and oak block effect work surfaces which incorporate a 1 1/4 bowl resin sink unit with mixer tap. Included is a Belling stainless steel 5 burner range with triple ovens and glass and steel canopy extractor above. The working surface extends to provide a peninsular breakfast bar with seating beneath. There is space and plumbing for a dishwasher. Further built in appliances include space for a dishwasher, integrated eye level microwave and space for a fridge/freezer. The floor is slate effect luxury vinyl tile throughout. Rear facing double glazed window and a radiator.

### Utility Room

9' 9" x 5' 2" ( 2.97m x 1.57m )

With matching base and wall cabinets including single drainer stainless steel sink unit. Plumbing for a washer and venting for a tumble dryer. A cupboard, with shelving, provides the Worcester Greenstar RI mains gas fired central heating boiler. The luxury vinyl tiles continue through from the kitchen, side facing double glazed window and a half double glazed door leading to the rear gardens. Extractor fan. A personal door leads to the garage.

### Landing

A welcoming space with carpeted flooring and ceiling light. Access to a roof space. Cylinder airing cupboard with a lagged copper cylinder with immersion heater.

### Bedroom One

14' 7" x 11' 1" ( 4.45m x 3.38m )

Spacious bedroom featuring fitted wardrobes, window to the front offering pleasant views over the golf course, finished with a radiator and carpeted flooring.

### Ensuite

Modern en-suite with tiled floor, featuring a double shower with glass cubicle. Includes a WC and hand wash basin with convenient storage cabinet underneath.

### Bedroom Two

18' x 7' 8" ( 5.49m x 2.34m )

Bedroom Two with a front facing window, radiator, and wooden flooring, this room features restricted head height - ideal as a childrens bedroom.

### Bedroom Three

11' 8" x 10' 3" ( 3.56m x 3.12m )

Bedroom three is a comfortable bedroom with a rear-facing window, fitted wardrobes, radiator and carpeted flooring. A cosy and practical space perfect as a second bedroom or guest room.

### Bedroom Four

10' 3" x 9' 7" ( 3.12m x 2.92m )

Bedroom four with a front-facing window, radiator and carpeted flooring offering a comfortable space a guest room or additional family room.

### Office

8' 4" x 6' 7" ( 2.54m x 2.01m )

Home office featuring window to the rear, carpeted flooring and radiator.

### Bathroom

Family bathroom with a rear facing window for natural ventilation, WC sink unit with storage underneath. Features a P-shaped bath with a mains shower and shower screen, a towel radiator, laminate flooring, combining practicality with style.

### Outside

The property is situated at the head of the cul de sac with delightfully maintained and mature front garden hedges, shaped lawn and a pathway leading to the entrance door which has exterior light. A driveway provides generous vehicular off road parking with access to the double integral garage.

### Double Integral Garage

A large garage with twin up and over doors. Personal access door to the utility room.



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## Premier Avenue, Ashbourne

- Detached Home
- Driveway & Double integral garage
- Multi-fuel burner with Log storage
- Kitchen with built-in appliances.
- Utility Room

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers in the region of

**£500,000**



Please note the marker reflects the postcode not the actual property

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**01335 346677**



Ashbourne@bagshawsresidential.co.uk



1 Shawcroft Centre, Dig Street, ASHBOURNE,  
Derbyshire, DE6 1GF



**bagshawsresidential.co.uk**