



16 Old Derby Road  
Arlington, VA 22204

Downes & Daughters  
ESTATE AGENCY

## 46 Old Derby Road, Ashbourne DE6 1BN £650,000

Occupying an enviable position on the popular Old Derby Road, this remarkable new build three-bedroom detached home presents an exceptional opportunity for those seeking a luxurious lifestyle in a picturesque setting. Located on the rural fringe of the highly sought-after market town of Ashbourne, a gateway to the stunning Dovedale and the Peak District, making it an ideal retreat for nature enthusiasts.

Constructed by the esteemed South Mill Country Homes, known for their excellence in the luxury home market, this new build boasts nearly 2,000 square feet of contemporary living space, finished to the highest of standards. The attention to detail is evident throughout, featuring CAT 5 cabling, and an Samsung air source heat pump, ensuring both comfort and modern convenience. The Symphony kitchen, complemented by an oak and glass staircase which exemplifies the sophistication of this home.

The ground floor welcomes you with a spacious entrance hallway leading to a cosy living room that opens onto the garden. A ground floor bedroom with an en suite shower room, a guest cloakroom, and a utility room enhance the practicality of the layout. The expansive open-plan kitchen, dining, and family area is a true showpiece, offering three separate access points to the beautifully landscaped gardens.

Ascending to the first floor, you will find an opulent principal bedroom suite complete with a dressing room and luxurious bathroom, alongside a second bedroom suite with its own shower room. The spacious landing and study area, highlighted by the signature oak staircase, provide a perfect blend of elegance and functionality.

Surrounded by professionally landscaped gardens featuring South facing 100m<sup>2</sup> natural stone patios, manicured lawns, and stylishly planted raised borders, this property also offers extensive private driveway parking and an attractive feature carport. Viewing this exquisite home is essential to fully appreciate the unparalleled level of finish.

### KITCHEN & UTILITY

- Fully fitted Symphony kitchen featuring handmade cabinetry combining wall, floor and tall units.
- Quartz worktops throughout with upstand.
- Fully integrated appliances including oven, combi microwave oven, 5 zone induction hob and extractor, full height larder fridge and freezer, dishwasher.
- Utility room features complimentary cupboards and worktops.
- LTV flooring throughout.

### CENTRAL HEATING

- Samsung air source heat pump central heating system.
- Full wet underfloor heating to ground floor.
- Radiators throughout upstairs with thermostatic controls.



#### FINISHING TOUCHES

- Double glazed Residence 9 windows and Solidor doors to front and rear, with aluminium feature bi-fold doors to kitchen.
- Feature staircase with glass balustrade.
- Moulded skirting and architrave to all interior walls.
- Hardwood oak internal doors.
- External tap provided.
- External socket provided.
- Block paved driveway.
- Natural Stone 100m2 patio.
- Landscaped garden.
- Feature car port.
- Gated Entrance with brick pillars.
- Large Driveway for several cars

#### CLOAKROOM & BATHROOMS

- White porcelain sanitary ware throughout.
- Dual flush mechanisms to all toilets.
- Chrome fittings throughout.
- Rainwater shower head with separate handheld shower heads to bathroom and en suite.
- Heated towel rails to bathroom and en suite.
- LVT flooring.
- Half tiled walls to bathroom and en suite.

#### ELECTRICAL SPECIFICATION

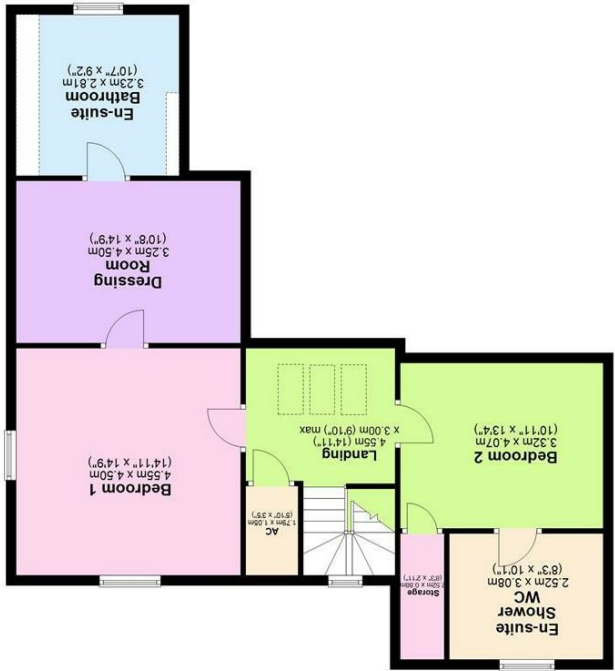
- 3 Phase electrical supply
  - Full Fibre Wi-Fi Connection.
  - External lighting to front and rear.
  - Comprehensive hard wired security alarm system.
  - TV, telephone and data ports to carefully selected ground floor rooms and all bedrooms.
  - Smoke and carbon monoxide detectors.
  - A range of CAT5 cabling wired to carefully selected points for CCTV. (CCTV system extra).
  - USB charging in carefully selected socket points.
  - A selection of spotlights and pendant lights in carefully selected locations.
  - Car charging port.
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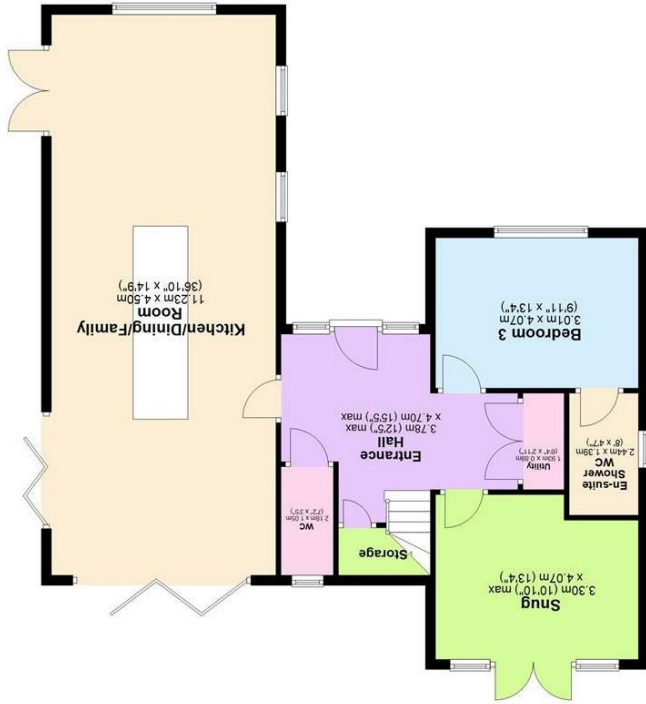
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 www.downesanddaughters.co.uk



Total area: approx. 185.7 sq. metres (1999.2 sq. feet)



First Floor  
 Approx. 85.1 sq. metres (916.2 sq. feet)



Ground Floor  
 Approx. 100.6 sq. metres (1083.0 sq. feet)

Environmental Impact (CO <sub>2</sub> ) Rating	
Client	Domestic
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 pphs)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
EU Directive 2002/91/EC	
England & Wales	
Very energy efficient - higher running costs	

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EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	