Premier Avenue

Ashbourne, DE6 1LH





A spacious four-bedroom family home occupying an elevated, private position in a sought-after Ashbourne development. Featuring three reception rooms, en-suite principal bedroom, south-facing garden, detached double garage and driveway parking. Convenient for the town centre and A52.

£475,000

John German

Occupying an elevated and private position within a sought-after residential development in Ashbourne, this spacious four-bedroom family home offers well-proportioned and versatile accommodation, complemented by a south-facing garden, generous off-street parking and a detached double garage.

The accommodation is ideally suited to modern family living, comprising a living room, separate dining room, kitchen with adjoining utility room, guest cloakroom and a dedicated study, ideal for those working from home, particularly with fibre broadband connected to the property. To the first floor are four bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom.

The property enjoys a convenient position within easy reach of Ashbourne's schools, amenities and regular bus routes, with pleasant pedestrian access into the town via the nearby cycle trail. Excellent access to the A52 also makes the location particularly appealing for commuters, whilst the setting and south-facing garden provide an attractive degree of privacy and outdoor space.

Entering through the front uPVC door into the reception hallway, with doors off to the living room, dining room, study, kitchen and guest cloakroom, together with a staircase to the first floor.

The living room is a spacious reception room with an electric fireplace forming the focal point, sliding uPVC doors providing access to the rear garden and a bay window to the front enjoying an elevated and private outlook. There is also a separate dining room, whilst the study provides a versatile additional reception room, ideal for those working from home, particularly with fibre broadband connected to the property.

The kitchen has preparation surfaces with an inset 1 ½ composite sink with adjacent drainer and chrome mixer tap, complemented by tiled splashbacks. There is a range of cupboards and drawers beneath, incorporating an integrated dishwasher, fridge freezer, four-ring gas hob, double electric oven and grill, with complementary wall-mounted cupboards providing additional storage. A door leads through to the utility room, which has further preparation surfaces with an inset stainless steel sink with adjacent drainer and chrome mixer tap, cupboard beneath and separate appliance space and plumbing for a washing machine and tumble dryer. The utility room also houses the central heating boiler and has a wooden external door providing access to the side of the property.

To the first floor, the landing provides access to all four bedrooms and the family bathroom, together with an airing cupboard housing the hot water cylinder and loft hatch access.

The principal bedroom is a spacious double room benefiting from fitted wardrobes and drawers, together with an en-suite shower room having tiled flooring and a modern suite comprising a wash hand basin with chrome mixer tap and vanity unit incorporating cupboards and drawers beneath, low-level WC and shower unit with chrome mains-fed rainfall shower.

There are two further double bedrooms and a good-sized single bedroom, all served by the family bathroom, which has a white suite comprising a pedestal wash hand basin, low-level WC and bath with chrome mixer tap, handheld shower attachment and separate electric shower. There is also an electric extractor fan.

To the front of the property is a driveway providing off-street parking and leading to a detached double garage, which benefits from power, lighting and an electrically operated up-and-over door.

To the rear is a spacious south-facing garden, forming a particular feature of the property and providing an attractive setting. A patio seating area offers an ideal space for outdoor dining and entertaining, with the remainder of the garden laid mainly to lawn, complemented by gravel borders, a raised rockery, mature planting and flowering borders. The garden is enclosed by timber fencing, providing a pleasant degree of privacy.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard
Parking: Off-street
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: FTTP
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: JGA/19112026

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AWAITING EPC MEDIA

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