



34 Tutbury Hollow
Ashbourne
DE6 1TD

Price
£585,000

- Five double bedroomed detached property
- Three en-suites and family bathroom
- Open plan kitchen / family room
- Lounge and separate study / snug
- Utility room and separate guest cloakroom
- South facing garden with patio area
- Ample off street parking and double garage
- Unit DG & Gas central heating
- VIEWING HIGHLY RECOMMENDED

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

A fine example of a detached property with five double bedroom (three with en-suites plus a family bathroom), large lounge plus open plan living/dining/family space to rear. Occupying arguably one of the best plots on the development, with a south-facing garden and detached double garage. Being an ideal family home, a viewing is highly recommended to truly appreciate everything the property has to offer.

The property is sold with the benefit of gas-fired central heating, sealed unit UPVC double glazing, a double garage, ample off-street parking, and a south-facing garden. Internally briefly comprises a spacious entrance hallway, sitting room, snug/study, guest cloakroom, open plan kitchen/family room, and utility room. On the first floor are two double bedrooms with ensuites, a family bathroom with separate shower, and two further double bedrooms. On the second floor is a stunning principal bedroom with a spacious dressing area and ensuite with bath and separate shower.

LOCATION

Ashbourne is a very quaint market town and has some charming period architecture and a highly convenient location on the edge of the beautiful peak district. The town itself offers an excellent range of facilities including good schooling, shops, restaurants and bars as well as regular bus service and beautiful walks in the surrounding open countryside.

ACCOMODATION

Composite front door providing access to:

SPACIOUS RECEPTION HALLWAY

having staircase to first floor. Central heating radiator. Doors providing access to sitting room, study / snug, guest cloakroom, useful under stairs storage cupboard.

STUDY / SNUG

9'10" x 7'10"

having central heating radiator. Sealed unit double glazed windows in upvc frames to front with shutter blinds.

SITTING ROOM

16'9" x 11'8"

having central heating radiator. Sealed unit double glazed windows in upvc frames to side and front with shutter blinds.

GUEST CLOAKROOM

5'8" x 3'5"

being partially tiled having white suite comprising of wash hand basin with chromed mixer tap over having vanity base unit beneath and, low level WC. Central heating radiator. Electric extractor fan.





OPEN PLAN KITCHEN/FAMILY ROOM

31'0" x 9'5"

KITCHEN AREA

having granite work surfaces with inset one and a half sink with adjacent drainer and up-stand surround. Range of cupboards and drawers beneath with integrated appliances consisting of dishwasher, wine cooler and fridge / freezer. There is also a double Zanussi electric fan assisted oven with grill, complementary microwave plus a five ring gas hob with extractor fan canopy over. Complementary wall mounted cupboards over. Sealed unit double glazed windows in upvc frames to rear.

FAMILY ROOM

having central heating radiator. Sealed unit double glazed windows in upvc frames to rear. Sealed unit double glazed upvc full height sliding door providing access to rear garden.

UTILITY ROOM

5'10" x 5'8"

having roll edged preparation surfaces with inset stainless steel sink with adjacent drainer and chromed mixer tap over. Upstand surround. Appliance space and plumbing for separate washing machine and dryer. Cupboard beneath with complementary wall mounted cupboards over housing Glowworm boiler and electric circuit board. Central heating radiator. Electric extractor fan. Composite door providing access to side.

FIRST FLOOR

GALLERIED LANDING

having central heating radiator. Sealed unit double glazed windows in upvc frames to front with shutter blinds. Doors providing access to bedrooms, family bathroom and airing cupboard housing hot water tank.

BEDROOM TWO

13'3" x 11'10"

having useful built-in wardrobes with sliding door. Sealed unit double glazed windows in upvc frame to rear. Central heating radiator. Door providing access to:

EN-SUITE

6'9" x 5'9"

Please note the former measurement being taken into the full depth of the shower cubicle. Having a white suite comprising of wash hand basin with chromed mixer tap over and vanity base units beneath. Low level WC. Double shower cubicle with chrome mains shower. Chrome ladder style heated towel rail. Electric extractor fan. Sealed unit double glazed opaque window in upvc frame to rear.

BEDROOM THREE

11'9" x 8'10"

having useful built-in wardrobes with sliding doors. Central heating radiator. Sealed unit double glazed window in upvc frame to front with shutter blinds. Wooden doors provides access to:

EN-SUITE

4'9" x 7'8"

Please note the latter measurement being taken into the full depth of the shower cubicle. Having a white suite comprising wash hand basin with chromed mixer tap over and vanity base units beneath. Low level WC. Shower cubicle with mains shower over and concertina door. Chrome ladder style heated towel rail. Electric extractor fan. Sealed unit double glazed opaque window in upvc frame to side.

BEDROOM FOUR

9'7" x 14'7"

Please note the latter measurement being a maximum measurement. Central heating radiator. Sealed unit double glazed windows in upvc frame to rear.

BEDROOM FIVE

10'2" x 9'8"

having central heating radiator. Sealed unit double glazed windows in upvc frames to front with shutter blinds.

FAMILY BATHROOM

Being partially tiled, having a white suite comprising of wash hand basin with chrome mixer tap over, with vanity base cupboards beneath. Low-level WC, bath with chrome mixer tap over, and

double shower cubicle with mains shower over and handheld shower head. Electric extractor fan and sealed unit double glazed opaque window in upVC window.

SECOND FLOOR

LANDING

having wooden door providing access to:

PRINCIPAL BEDROOM

17'9" x 11'10"

having central heating radiator. Sealed unit double glazed windows in upvc frames with shutters blinds to front plus two roof light windows with blackout blinds to rear.

DRESSING ROOM

14'11" x 8'9"

Please note the latter measurement being taken into the full depth of the fitted wardrobes with sliding doors. Central heating radiator. Sealed unit double glazed windows in upvc frames to front with shutter blinds.

EN-SUITE BATHROOM

10'11" x 8'7"

Please note the latter measurement being taken into the full depth of the shower cubicle. Being partially tiled and having his and hers wash hand basins with chrome mixer taps over having vanity base unit beneath. Low level WC. Double shower cubicle with mains chrome shower over and handheld shower head. Bath with chrome mixer tap over and hand held shower head. Two chrome ladder style heated towel rails. Key light roof window to rear. Electric shaver point. Electric extractor fan.

OUTSIDE

To the front of the property is a spacious driveway providing ample off-street parking for multiple vehicles and a double garage. To the rear of the property is a beautifully landscaped, generous garden consisting of raised patio seating area which gives way to a lawn area with herbaceous and flowering borders and a secluded decking seating area. To the side of the property is an additional garden space that could be used as further potential parking or seating area/space for a summer house. Note the garden shed is included in the sale.

COUNCIL TAX BAND

Derbyshire Dales District Council - Band F

DIRECTIONAL NOTE

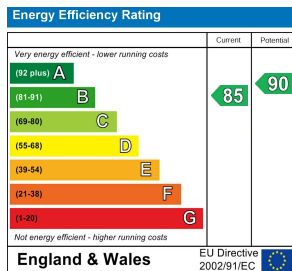
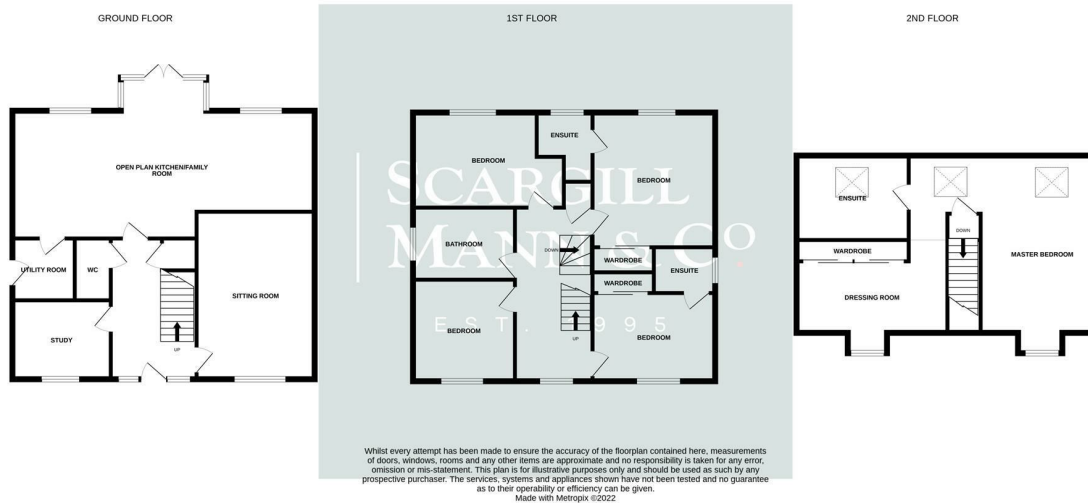
From Ashbourne town center proceed along Old Derby Hill. Passing over both traffic islands, proceed on Wyaston Road, taking the left-hand turn onto Tutbury Hollow. Bearing right, proceed along Tutbury Hollow where the driveway that leads to the property will shortly be located on the right-hand side.

VIEWING

Strictly by appointment through Scargill Mann & Co - Ashbourne Office 01335 345460 (JS/JO)

PLEASE NOTE

As is customary with newer developments, there is an annual management charge of approx £165, towards the maintenance and upkeep of the communal/common areas.



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