

2 Booth Drive
Ashbourne
DE6 1SZ

Asking Price
£625,000

- An ideal large/extended family home
- Five double bedrooms
- Additional 1-bedroom self-contained annex with living kitchen and wetroom
- Principal bedroom with dressing room and ensuite
- Four further double bedrooms
- Versatile living accommodation
- Double garage plus ample off-street parking
- Spacious and well-presented mature rear garden
- Gas central heating & Sealed unit upvc double glazing
- Viewing highly recommended

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

THE PROPERTY

A rare opportunity to acquire this impressive, modern five double bedroom detached property with attached self-contained one-bedroom annex, offering versatile living accommodation, ideal for a growing/extended family.

The property is sold with the benefit of gas-fired central heating and sealed unit uPVC double glazing. Internally briefly comprises of spacious entrance hallway, study/office, sitting room, guest cloakroom, modern open plan living/dining kitchen and family area, utility room. Annex living kitchen, double bedroom, and wet room. On the first floor is the master bedroom with a dressing room and en-suite, two further double bedrooms, and a family bathroom. On the second floor are two more double bedrooms and a shower room.

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 shops, restaurants and bars as well as regular bus service and beautiful walks in the surrounding open countryside.

ACCOMMODATION

WOODEN ENTRANCE DOOR

Providing access to:

SPACIOUS RECEPTION HALLWAY

Having ceramic tile flooring, central heating radiators, sealed unit double glazed windows in uPVC frames to side, doors providing access to study/office, sitting room, family/breakfast room, guest cloakroom, utility room and useful downstairs storage.





SITTING ROOM

7.24m x 3.80m (23'9" x 12'5")

Please note the former measurement has been taken into the full depth of the bay window. Having sealed unit double glazed windows in uPVC frames to front, central heating radiator, coved cornice and feature fireplace with gas coal effect fire on marble hearth. Sealed unit double glazed sliding door providing access to rear garden.

STUDY/OFFICE

3.31m x 3.77m (10'10" x 12'4")

Please note the former measurement has been taken into the full depth of the bay window having sealed unit double glazed windows in uPVC frames to front. Central heating radiator and coved cornice.

GUEST CLOAKROOM

1.94m x 0.98m (6'4" x 3'2")

Having tiled flooring and being fitted with a white suite comprising pedestal wash hand basin with chrome mixer tap over and tiled splash-back, low level w.c., central heating radiator and extractor fan.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

Continuation of ceramic tile flooring. Incorporating:

FAMILY/BREAKFAST ROOM

3.10m x 3.57m (10'2" x 11'8")

Having central heating radiator and opening providing access to:

DINING AREA

2.92m x 3.37m (9'6" x 11'0")

Having central heating radiator, sealed unit double glazed french doors providing access to rear garden and sealed unit double glazed sliding door providing access to rear courtyard.



KITCHEN

6.34m x 3.51m (20'9" x 11'6")

Having preparation surfaces with inset one and a half ceramic sink with adjacent drainer and chrome mixer tap with tiled up-stand. A range of cupboards and drawers beneath with integrated appliances including dishwasher, full height separate fridge and freezer, Bosch microwave, Rangemaster Nexus double oven with five ring gas hob over and side griddle, complementary extractor fan canopy over. Integrated recycling bin store. Door providing access to:

UTILITY ROOM

3.72m x 1.79m (12'2" x 5'10")

Having continuation of the ceramic tiled flooring, preparation surfaces with inset stainless steel sink with mixer tap over and tiled up-stand. Appliance space and plumbing for washing machine and tumble dryer. Base cupboards. Useful pantry shelving, wall mounted boiler, central heating radiator and door providing access to reception hallway and:

SELF CONTAINED ANNEX

A truly versatile space with endless possibilities, being an ideal granny/teenager annex or the potential to create a separate home office space or gym/studio.

ANNEX LIVING/KITCHEN

4.22m x 3.03m (13'10" x 9'11")

Having roll edge preparation surfaces with inset stainless steel sink with adjacent drainer and chrome mixer tap over and tiled up-stand. Cupboards beneath with appliance space and plumbing for free-standing fridge and washing machine and under sink unvented water heater. Wall-mounted cupboard over housing separate Worcester Bosch (sealed system boiler). Further preparation surfaces with drawers and cupboards beneath. Central heating radiator, sealed unit double glazed windows in uPVC frames



to side, and sealed unit uPVC french doors providing access to rear garden. Wooden door provides access to:

ANNEX BEDROOM

2.85m x 2.20m (9'4" x 7'2")

Having sealed unit double glazed windows in uPVC frames to front, central heating radiator and concertina door providing access to:

ANNEX WET ROOM

2.36m x 1.37m (7'8" x 4'5")

Fitted with a white suite comprising wash hand basin with chrome mixer tap over and vanity base cupboards beneath, low level w.c., and electric shower. Extractor fan, central heating radiator and sealed unit double glazed opaque window in uPVC frame to side.

FIRST FLOOR ACCOMMODATION

GALLERIED LANDING

Having central heating radiators, sealed unit double glazed uPVC doors opening onto Juliette balcony to front. Doors leading off to bedrooms, family bathroom and airing cupboard housing unvented hot water cylinder providing mains pressure hot water.

MASTER BEDROOM

4.04m x 3.79m (13'3" x 12'5")

Having sealed unit double glazed windows in uPVC frames to front, central heating radiator and opening providing access to:

SPACIOUS DRESSING AREA

2.59m x 2.47m (8'5" x 8'1")

Please note the latter measurement has been taken into the full depth of the fitted wardrobes. Having sealed unit double glazed windows in uPVC frames to rear, central heating radiator and wooden door providing access to:

