

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

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 ensuite, 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 understairs 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:

EN-SUITE

1.85m x 2.59m (6'0" x 8'5")

Please note the latter measurement has been taken into the full depth of the shower cubicle. Fitted with a white suite comprising pedestal wash hand basin with chrome mixer tap over and tiled splash-back, low level w.c., and double shower cubicle with mains-fed chrome shower over. Extractor fan, shaver point, sealed unit double glazed opaque window in uPVC frame to rear, combined radiator and towel rail.

BEDROOM FOUR

3.85m x 3.78m (12'7" x 12'4")

Please note the latter measurement has been taken into the full depth of the fitted wardrobe. Having sealed unit double glazed windows in uPVC frames to rear and central heating radiator.

BEDROOM FIVE

3.78m x 2.79m (12'4" x 9'1")

Having sealed unit double glazed windows in uPVC frames to front and central heating radiator.

FAMILY BATHROOM

2.58m x 2.54m (8'5" x 8'3")

Partially tiled and fitted with a white suite comprising pedestal wash hand basin with chrome mixer tap over and tiled splash-back, low level w.c., large corner bath with chrome mixer tap over and corner shower cubicle with mains-fed chrome shower over. Central heating radiator, extractor fan, shaver point and sealed unit double glazed opaque windows in uPVC frame to rear.

SECOND FLOOR ACCOMMODATION

LANDING

Having central heating radiator, doors providing access to bedrooms and shower room, and useful storage cupboard.

BEDROOM TWO

4.39m x 4.74m (14'4" x 15'6")

Please note the former measurement has been taken into the full depth of the built-in wardrobes. Having sealed unit double glazed windows in uPVC frames to front and Velux roof-window to rear with blind. Central heating radiator.

BEDROOM THREE

3.78m x 5.28m (12'4" x 17'3")

Having sealed unit double glazed window in uPVC frame to front, Velux roof-window to rear with blind, central heating radiator and loft hatch access.

SHOWER ROOM

2.7m x 1.8m (8'10" x 5'10")

Please note the former measurement being taken into the full depth of the shower cubicle. Having a white suite, comprising pedestal wash hand basin with chrome mixer tap over, low-level WC and shower. Central heating radiator and Velux roof window.

OUTSIDE AND GARDENS

To the front of the property is a spacious tarmacadam driveway providing ample offstreet parking for multiple vehicles and access to:

DOUBLE GARAGE

5.8m x 5.7m (19'0" x 18'8")

Having power and lighting with up and over doors.

To the rear of the property is a delightful paved patio seating area giving way to a laid lawn with timber fenced surround and mature trees adding a degree of privacy. Raised timber decking provides an additional seating area with slate surrounds and a further wraparound patio and graveled area. There is a selection of fruit trees including apples. plum and cherry, as well as an assortment of fruit bushes consisting of Blueberry, Blackcurrant, and Logan Berry. The property benefits from an outside tap and sensor lights.

COUNCIL TAX BAND

Derbyshire Dales - Band F

VIEWING

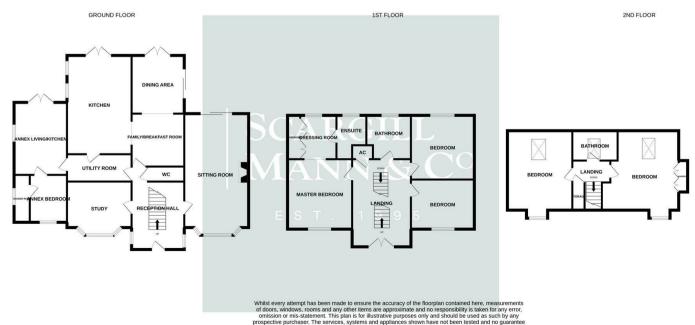
Strictly by appointment through Scargill Mann & Co - Ashbourne office (JS/DLW May 2022)

DIRECTIONAL NOTES

From our Ashbourne office proceed towards Old Hill and upon reaching the top of the hill take the first exit onto Old Derby Road. Proceed along Old Derby Road, taking the left-hand turn into Thorpe View. Proceed along Thorpe View, taking the first left-hand turn into Booth Drive, where the property is immediately located on the right-hand side, clearly denoted by our for sale board.

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.



as to their operability or efficiency can be given.

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