



**33 The Green  
Road  
Ashbourne  
DE6 1ED**

**Price £775,000**

- FAVOURED LOCATION
- PRIVATE ELECTRIC GATED ENTRANCE WITH AMPLE DRIVE
- SUPERB OPEN PLAN DINING KITCHEN
- FAMILY ROOM WITH OPEN PLAN ACCESS TO DINING KITCHEN
- ATTRACTIVE FORMAL SITTING ROOM
- SEPARATE DINING ROOM
- FIVE BEDROOMS ARRANGED OVER TWO FLOORS
- BATHROOM, ENSUITE AND JACK AND JILL SHOWER ROOM
- SUPERB PRINCIPAL SUITE
- EXTENSIVE FRONT AND REAR GARDENS AND SOCIAL AREAS



## GENERAL INFORMATION

Conveniently located close to all the amenities of Ashbourne is the superbly presented individual traditional detached residence sitting on the favoured Green Road, securely behind private electric gates. This lovely property has been extended and upgraded over the years under the direction of the current vendors, creating a spacious and fabulous home ideal for families, with a large frontage allowing ample parking and superb mature gardens to the front and rear.

A recommended internal inspection will reveal a door leading into an enclosed entrance hall, which opens into an impressive and welcoming reception hallway with stairs leading to the first floor and media storage cupboards. There is a guest cloakroom and a formal drawing room at the front featuring a superb polished cast iron fireplace, along with a lovely bay window that offers views of the countryside.

Additionally, a separate formal dining room is equipped with handcrafted full height storage cupboards. There is also a functional family room which includes a wood-burning stove and opens into a modern open-plan dining kitchen, which boasts an excellent range of fitted cabinets with granite worktops and bi-fold doors that lead out to the delightful garden. A large utility room, ideal for a family, also features a door leading out to the rear.





On the first floor, there are four double bedrooms. Two of these bedrooms share a modern Jack and Jill en-suite shower room, while a spacious family bathroom features a roll-top bath. The second floor leads to the principal suite, which includes a walk-in wardrobe. French doors open to a Juliet balcony, offering views of the rear garden from the luxurious en-suite room equipped with underfloor heating.

Outside, there is a lovely rear garden with a lower-level patio, raised lawns with a good-sized decking area ideal for alfresco dining, and a children's play area with swings and playframe. To the front is a sweeping driveway with a side gate leading to a detached garage.

#### LOCATION

The property is situated in an excellent elevated position in the desirable area of The Green Road. It offers easy, walkable access to the wide range of facilities in the market town of Ashbourne, which features a cosmopolitan selection of shops, bars, and local cafés. Additionally, there are superb walking opportunities right at your doorstep.

#### ACCOMMODATION

##### ON THE GROUND FLOOR

##### ENTRANCE HALL

It has an original style black and white chequered tiled floor, a solid wooden door to the front, glazed panelling, and oak frames to the side. Feature brickwork, central heating radiator. Hardwood door with feature stained glass leading to:

##### IMPRESSIVE INNER HALLWAY

There is a polished porcelain tiled floor, stairs to the first floor off, a range of built-in cupboards providing storage and media facilities with power. Glazed double doors providing access to a delightful kitchen. Two central heating radiators, and built in airing cupboard with high pressure water cylinder

##### CLOAKROOM

With a WC, vanity wash hand basin and under cupboard, radiator, polished porcelain tile floor

##### DINING ROOM

2.99 x 3.60 (9'10" x 11'10")

The room features hand-crafted built-in storage

cupboards with shelving, a large marble feature fire surround with an original antique decorative feature fireplace, a radiator, decorative coving, and plantation shutters on the window to the front aspect.

##### FORMAL SITTING ROOM

4.69 x 4.24 (15'5" x 13'11")

With a magnificent polished cast iron feature fireplace with granite insert and hearth, adjacent fitted cupboard. Decorative picture rail, decorative coving, and plantation shutters to the bay window to the front aspect and side window

##### FAMILY ROOM

3.14 x 3.96 (10'4" x 13'0")

With built-in original pantry storage cupboards with drawers, recessed fireplace with wood-burning stove, polished porcelain tile floor, decorative coving, ample space for sofa and a wide opening into the ...

##### OPEN PLAN DINING KITCHEN

3.61 x 5.60 (11'10" x 18'4")

The kitchen features a comprehensive range of modern fitted cabinets and pan drawer units, all complemented by granite worktops. An inset





Franke sink unit with a mixer tap is also included. The kitchen is equipped with a Rangemaster cooker with two electric ovens, a grill, a five-ring gas hob, a glazed splashback, and a chrome canopy overhead. Additional appliances include an integrated dishwasher, a built-in microwave, and a free-standing American-style fridge freezer, as well as matching wall-mounted cupboards and radiators.

The window overlooks the garden and the area provides enough room for a dining table and chairs, and bi-fold doors lead out onto the terrace. Double doors connect back to the inner hallway, while another door opens into the utility room.

#### UTILITY ROOM

3.19 x 3.23 (10'6" x 10'7")

With a range of drawers and base storage cabinets and matching wall-mounted cupboards, wall-mounted etched glass cupboards, tall food/broom cupboards, and a feature wall-mounted cupboard with roller shutter to the front. Worktops incorporate a sink. There is provision for a washing machine, separate dryer, and a further appliance space. A door leads out into the garden.

#### ON THE FIRST FLOOR

##### LANDING

Built in storage cupboard with shelving.



#### SEPARATE STORAGE ROOM

With window and granite flooring.

#### BEDROOM TWO

3.69 x 4.63 (12'1" x 15'2")

The room has an ornamental cast iron feature fireplace, a window to the front aspect, a radiator, decorative picture rail, and access to the Jack & Jill shared en-suite.

#### STYLISH JACK & JILL EN-SUITE SHOWER ROOM

Comprising twin vanity wash hand bowls, walk-in double shower with glazed doors and rain waterfall shower over, tiled surrounds, heated chrome towel rail, WC, tiled floor, decorative spotlighting, extractor fan, wall-mounted bathroom cabinet and large illuminated mirror with de-mist function.

#### BEDROOM THREE

3.69 x 3.14 (12'1" x 10'4")

With a window to the front aspect, a radiator, decorative picture rail and access to Jack & Jill shared en-suite:

#### BEDROOM FOUR

3.14 x 3.96 (10'4" x 13'0")

With varnished timber floor, window to the rear aspect, decorative picture rail, cast iron feature fireplace and radiator.



#### BEDROOM FIVE

3.26 x 2.60 (10'8" x 8'6")

Velux window, plantain shutters to window and radiator.

#### BATHROOM

Comprising a feature bath with roll top, WC, wash hand basin, tiled floor, half tiling to main walls, heated towel rail, decorative spotlighting, extractor fan, illuminated mirror with de-mist function, and plantain shutters to windows.

#### ON THE SECOND FLOOR

##### PRINCIPAL SUITE

Comprising:

##### BEDROOM

4.22 x 4.99 (13'10" x 16'4")

With two radiators, under-eaves storage cupboards, three Velux windows to the high pitched ceiling and a doors providing access to;

##### LUXURY EN-SUITE ROOM

Comprising full tiling to the main walls, tiled floor, curved large shower with rainwater fall shower over, separate hand-held shower attachment, tiled surrounds, vanity wash hand basin, WC, illuminated mirror with de-mist function, decorative spotlighting, French doors with Juliet balcony providing views over the garden, radiator, heated chrome towel rail and underfloor heating.



#### DRESSING ROOM

Being fully equipped with hanging rails, shelving, extensive drawers and under cupboard lighting. Under eaves storage.

#### OUTSIDE & GARDENS

To the rear, is a large patio area with attractive timber decked steps that rise to a deck terrace, ideal for entertaining and taking advantage of the commanding views., raised lawns with greenhouse, and shed. There are also external power points.

Having private electric gated access to the front and providing an extensive sweeping driveway with ground lights and spacious enough for several vehicles raised lawns. The drive extends down the side of the property and leads to the garage.

#### GARAGE

5 x 2.5 (16'5" x 8'2")

#### COUNCIL TAX BAND

Derbyshire Dales District Council - Band F.

#### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### CONSTRUCTION

Standard Brick Construction with fully insulated cavity walls

#### CURRENT UTILITY SUPPLIERS

Gas - Octopus

Electric - Octopus

Water - Mains Severn Trent Water

Sewage - Mains

Broadband supplier

#### BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

#### SCHOOLS

<https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx>

<https://www.derbyshire.gov.uk/education>

[/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx](https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx)

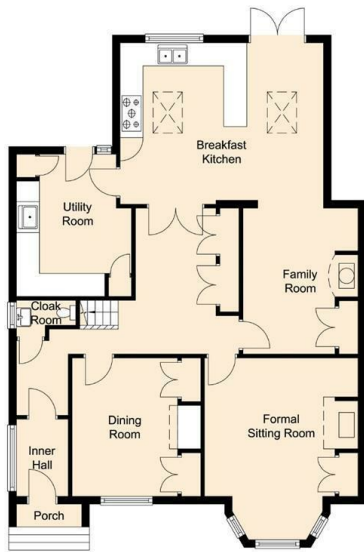
<http://www.derbyshire.gov.uk/>

#### CONDITION 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.

#### VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 03/2024) A



Ground Floor



First Floor



Second Floor

33 The Green, Ashbourne DE6 1ED

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Assessments First**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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