

**14 Tutbury
Hollow
Ashbourne
DE6 1TD**

**Price Guide
£260,000**



- SOUGHT AFTER LOCATION
- THREE BEDROOM SEMI-DETACHED HOME
- LOUNGE WITH SPACE FOR DINING TABLE AND CHAIRS
- GUEST CLOAKROOM
- THREE BEDROOMS
- BATHROOM AND EN SUITE
- GARDEN TO FRONT AND REAR

GENERAL INFORMATION

THE PROPERTY

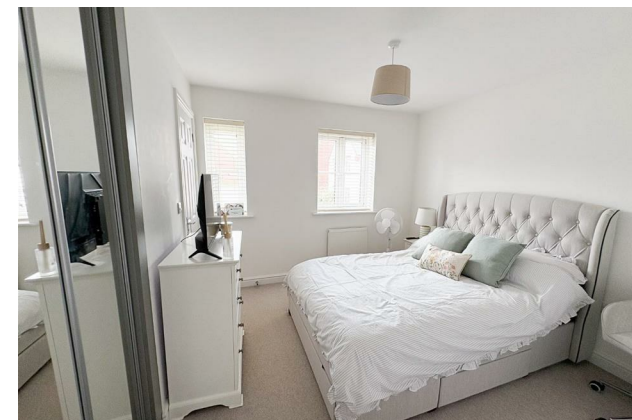
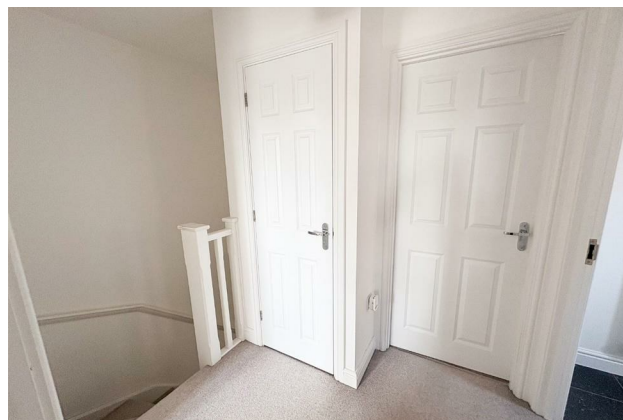
We are delighted to present this three-bedroom semi-detached house located in the desirable market town of Ashbourne, gateway to the picturesque Derbyshire Dales. This modern property, built by Radleigh Homes in circa 2015, spans an impressive 990 square feet and offers the perfect blend of contemporary living and access to beautiful countryside walks.

Upon entering, you are welcomed by a hallway that leads to a modern fitted kitchen. The lounge is generously proportioned, providing ample space for a dining table and chairs, making it perfect for family gatherings or entertaining guests.

The first floor comprises three well-appointed bedrooms, with the principal bedroom benefiting from an en suite shower room. A family bathroom completes the upper level.

Externally, the property has a fore-garden with box hedging and a pathway. To the side, a driveway with a pedestrian gate leads to the rear garden, which is laid to lawn, offering an outdoor space for relaxation.





This home is not only a wonderful opportunity for modern family living but also a gateway to the stunning natural beauty of the surrounding area. We invite you to explore this property and envision the lifestyle it offers.

LOCATION

Tutbury Hollows sits on the outskirts of Ashbourne. There are lots of countryside walks close by and the town offers schooling, doctors, dentist along with a range of shops and leisure pursuits.

ACCOMMODATION

Entrance door opening through to hallway.

HALLWAY

Having stairs off to first floor, door off to lounge, door to kitchen and further door opening through to the guest cloakroom.

GUEST CLOAKROOM

Has pedestal hand wash basin with tiled splashbacks, W.C., there is a radiator,

ceiling light point and a continuation of the wood flooring.

KITCHEN

2.57m x 3.10m from window (8'5" x 10'2" from window)

Is fitted with a range of base cupboards, drawers and matching wall mounted cabinets, worktops incorporate a one and a quarter sink and four ring gas hob, integrated appliances include an oven, provision for washing machine and space for fridge freezer, there is a window to the front aspect, radiator and ceiling light point.

LOUNGE

4.67m max 2.66m x 4.79m max 3.74m (15'3" max 8'8" x 15'8" max 12'3")

French doors with glazed side panels leading out into the garden, ceiling light point, useful under stairs storage cupboard ideal for ironing board, Hoover or shoes etc, radiator, ample space for table and chairs along with sofas.

FIRST FLOOR

LANDING

Having loft access point, ceiling light point, radiator, useful built in storage cupboard and all doors lead off:

PRINCIPAL BEDROOM

3.03m width x 3.13m (9'11" width x 10'3") Has two windows to the front aspect, radiator, ceiling light points, built in wardrobe with mirror sliding doors and door leading through to the ensuite..

ENSUITE

1.67m width x 2.19m to rear of shower (5'5" width x 7'2" to rear of shower) Has W.C., pedestal hand wash basin with tiled splashbacks, large fully tiled shower with glazed screen and electric shower, there is an obscure window to the front aspect, radiator and ceiling light point.



BEDROOM TWO

2.66m to window x 2.82m (8'8" to window x 9'3")
Has a window to the rear aspect, radiator and ceiling light point.

BEDROOM THREE

1.88m x 2.67m (6'2" x 8'9")
Has a window to the rear aspect, radiator and ceiling light point.

FAMILY BATHROOM

2.13m x 1.77m to window (6'11" x 5'9" to window)
Is fitted with a panelled bath with mixer taps having shower attachment, glazed screen, pedestal hand wash basin with tiled splashbacks and W.C., there is an obscure window to the side aspect, ceiling light point and radiator.

OUTSIDE

The property sits back from the front of Tutbury Hollow behind a small fore garden with box hedging and herbaceous borders, a Tarmacadam driveway leads down the side of the property and opens up into the fully enclosed rear garden which is predominantly laid to lawn,



AGENTS NOTES

If you have accessibility needs please contact the office before viewing this property.

If a property is within a conservation area please be aware that Conservation Areas are protect places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation Area requires permission from the relevant authority, subject to certain exclusions.

CONSTRUCTION

Standard Brick Construction

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.

CURRENT UTILITY SUPPLIERS

Gas
Electric
Oil
Water - Mains
Sewage - Mains
Broadband supplier



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/>

MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED,



INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

BROAD BAND SPEEDS

Please check with Ofcom, and for further information, the Open Reach web site. Links are provided for your information

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

COUNCIL TAX BAND

Derbyshire Dales - Band D

SCHOOLS

<https://www.staffordshire.gov.uk/Education/>

[Schoolsandcolleges/Find-a-school.aspx](https://www.derbyshire.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/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 06/2025) A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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