

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

1 Elizabeth Villas, Old Derby Road Ashbourne, Derbyshire DE6 1SD



Sumptuously appointed five bedroomed executive detached residence in Ashbourne

- Sumptuously appointed five bedroomed executive detached residence • Enjoys arguably one of Ashbourne's most popular and favoured locations • Superbly presented and extended to a high standard and specification throughout • Spacious family home • Gas central heating and double glazing •

Price £555,000 - Viewing Essential



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GENERAL INFORMATION

Occupying possibly one of Ashbourne's more favoured and popular locations, this absolutely stunning five bed roomed detached family home providing quality accommodation throughout, being exceptionally well presented to a high standard and specification.

The property enjoys spacious well appointed living accommodation throughout with the benefit of a wide reception hallway with access to a useful study with fitted furniture, there is an elegant lounge with magnificent feature fireplace, a living kitchen with a quality range of fitted units with integrated appliances throughout, adjacent dining area with French door providing access to a delightful garden and a large family/garden with feature fireplace. A useful utility room is also provided.

To the first floor the principal bedroom enjoys a dressing area and a luxury en-suite shower room, guest bedroom with en-suite shower room and three additional good sized bedrooms and a well appointed quality family bathroom.

Outside is an exceptional garden with various patio areas ideal for al fresco dining throughout the day, offering privacy and seclusion. There is a double garage and ample car standing spaces for up to five additional vehicles.

The sale provides a very genuine opportunity for a discerning purchaser to acquire this sumptuous property. Viewing essential.

ACCOMMODATION

ON THE GROUND FLOOR

WIDE RECEPTION HALLWAY

With stairs to the first floor off, tiled floor, decorative coving, two central heating radiators.

CLOAKROOM

With low level wc, wash hand basin, tiled surround, tiled floor, central heating radiator, decorative spotlighting, extractor fan.

STUDY 2.45m x 1.93m (8'0" x 6'4")

With fitted built-in tall cabinet and matching free standing furniture, decorative coving, central heating radiator.

GOOD SIZED LOUNGE 6.4m x 4.2m (21'0" x 13'9")

With two central heating radiators, double doors providing access to:

LIVING KITCHEN

With:

KITCHEN AREA 3.86m x 3m (12'8" x 9'10")

With a quality range of fitted units offering 1½ bowl inset sink unit with mixer taps over, base cupboard beneath, a full range of base cupboards with marble work surfaces and upstand, integrated dishwasher, tall fridge freezer, inset gas hob with matching extractor hood above, built-in double oven, grill and microwave in matching housing unit, complementary wall mounted cupboards, tall food/broom cupboard, tiled floor.



ADJACENT DINING AREA 6.22m x 2.8m (20'5" x 9'2")

With two central heating radiators, French door providing access to the delightful garden.

UTILITY ROOM 1.93m x 2.05m (6'4" x 6'9")

Inset sink unit with base cupboard, granite work surfaces adjacent with up-stand. A range of base cupboards. Integrated washer. Wall mounted boiler providing domestic hot water and servicing the central heating system. Door to the rear off. Central heating radiator.

GARDEN ROOM/FAMILY ROOM 4.78m x 3.32m (15'8" x 10'11")

With fireplace with an electric fire, patio door providing access to the lounge, central heating radiator.

UTILITY ROOM

Full fitted units and granite work surfaces, hidden appliances.

ON THE FIRST FLOOR

SPACIOUS LANDING

Providing access to:

BEDROOM ONE 3.78m x 3.42m (12'5" x 11'3")

Central heating radiator.

DRESSING AREA

Built-in fitted wardrobes.

LUXURY EN-SUITE SHOWER ROOM

With low level wc, pedestal wash hand basin, shower

cubicle with tiled surrounds, tiled floor, electric shaver point, heated towel rail.

GUEST BEDROOM TWO 3.61m x 3.41m (11'10" x 11'2")

Built-in wardrobes.

BEDROOM THREE 3.36m x 2.71m (11'0" x 8'11")

Central heating radiator.

FAMILY BATHROOM

With low level wc, pedestal wash hand basin, panel bath with shower over, separate shower cubicle, tiled surrounds, tiled floor, spotlighting, central heating radiator.

ON THE SECOND FLOOR

Built-in storage cupboard.

BEDROOM FOUR 4m x 3.44m (13'1" x 11'3")

Central heating radiator, under eaves storage cupboard.

GUEST BEDROOM 4m x 3.8m (13'1" x 12'6")

With built-in wardrobes, central heating radiator.

JACK & JILL SHOWER ROOM

With low level wc, pedestal wash hand basin, shower cubicle with tiled surrounds, tiled floor, half tiling to main walls, decorative spotlighting, central heating radiator.

OUTSIDE & GARDENS

To the front is a large tarmac driveway providing ample parking for up to five cars.



DETACHED DOUBLE GARAGE 5.61m x 5.1m (18'5" x 16'9")

With twin up and over doors. Power and lighting.

To the rear is a most delightful and secluded garden offering privacy. Laid mainly to lawn, there is a variety of patios taking full advantage of the moving sun ideal for al fresco dining. Garden house and summer house.

COUNCIL TAX BAND

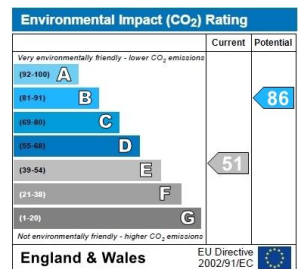
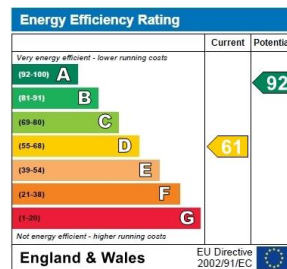
Derbyshire Dales - Tax Band F.

DIRECTIONAL NOTE

From the offices of Scargill Mann & Co proceed out of Ashbourne along the Derby road, taking the turning right into Springfield Avenue. At the T junction turn right into Old Derby Road. Proceeding along the road for approximately ¼ mile, the property is situated on the right hand side.

VIEWING

Strictly by appointment through Scargill Mann & Co - Ashbourne office (DM/TS).



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.

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