

# Northwood Rise

Ashbourne, Derbyshire, DE6 1BF

John   
German





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**£330,000**

**Spacious, modern, three bedroom family home having recently undergone refurbishment over the recent years. Set on a fantastic plot overlooking the stunning countryside of Ashbourne.**



This property has been subject to a comprehensive refurbishment by the current owners with contemporary high-quality fittings throughout. The ground floor accommodation is equal to many modern four bedroomed homes and the plot and location just cannot be beaten. This modern home really showcases why many people aspire to living in Ashbourne as the stunning local countryside is on full display here whilst providing all the amenities we require in modern life.

Entrance to the property is via the front entrance hall with coved ceiling, radiator and a lovely, checked carpet that runs straight up the stairs onto the first-floor landing. The Lounge overlooks the front garden and out onto the Cul-de-sac, having a coved ceiling, neutral carpet, central heating radiator and a feature fireplace with a classic surround and living flame gas fire.

An archway opens into the dining room, also with a coved ceiling, neutral carpet and central heating radiator, together with sliding patio doors leading through to the conservatory. The brick-built conservatory has windows overlooking the rear garden and fields to the side with views beyond. The room is heated by a contemporary vertical radiator and has French doors opening out onto the patio.

The fully refitted kitchen has been completely remodelled to make a fabulous breakfast kitchen with plenty of space for casual dining, fitted with full range of high gloss base and eye level units with contrasting work surfaces and subway tiled splashbacks. Completed with an inset sink unit with mixer tap and a range of integrated appliances comprising eye level double oven, four-ring halogen hob with extractor over, dishwasher, washing machine and double under-counter fridge. Plenty of natural light floods the room from double aspect windows and a set of French doors leading directly out onto the rear garden. Wood-effect tile flooring completes the standard and runs through to the rear lobby and WC.

Set off the kitchen, the rear lobby area has access to the under stairs storage cupboard and leads to the fully refitted ground floor cloak/WC with low flush WC and handwash basin, complimented by tiled splashbacks and a chrome heated towel rail.

The staircase leads to an "L" shaped landing with a built-in airing cupboard, access to the roof space and a window to the side elevation. The Master bedroom has a picture window overlooking the front elevation, radiator, neutral carpet, built-in over stairs storage cupboard and fitted wardrobes. The master en-suite has also been refitted over recent years and is fully tiled with a three-piece suite comprising low flush WC, pedestal hand wash basin and shower cubicle. To the front elevation is a window, in addition to a chrome heated towel rail and contrasting tiled floor. Bedrooms two and three are also neutrally decorated and overlook the fabulous, far-reaching views over Ashbourne and beyond.

The modern, refitted family bathroom has extensive tiling and a three-piece suite comprising low flush WC, pedestal hand washbasin and panelled bath with shower over and fitted shower screen, tiled floor.

Outside, the property is situated at the head of the cul-de-sac tucked away in the corner and borders onto fields to the side. The front garden is laid to lawn with a tarmac driveway providing ample off-road parking as well as access to the garage. Gated access along the side of the property leads to a fully enclosed rear garden which has been fully landscaped to make the most of the sloping plot. Adjacent to the house is a large patio area which also extends around to the side of the property where the seller has created a lovely, sheltered seating area directly overlook the fields to the side. A timber deck also overlooks the fields and over the garden as a whole making another great option for outdoor seating. Rockery gardens fill in the bank and steps lead down to a yet another paved patio area so you can enjoy yet another delightful garden aspect allowing the whole garden to be viewed and enjoyed.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

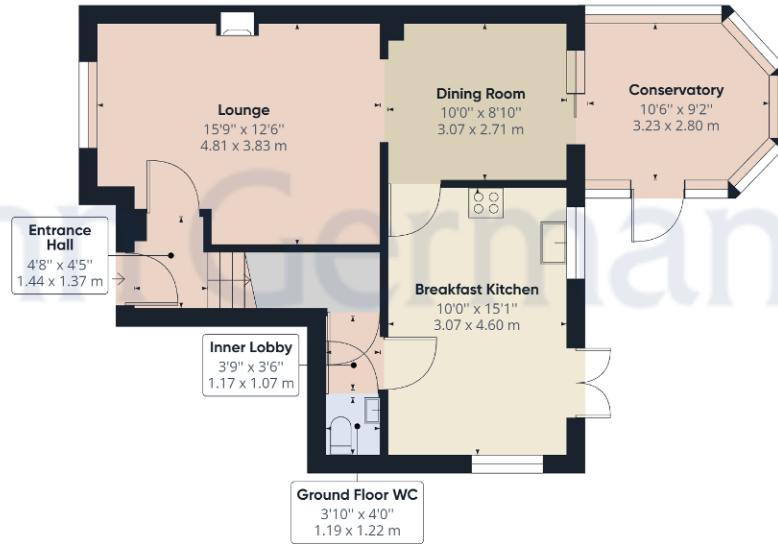
[www.derbyshiredales.gov.uk/planning-a-building-control/view-planning-applications](http://www.derbyshiredales.gov.uk/planning-a-building-control/view-planning-applications)

**Our Ref:** JGA/06012022

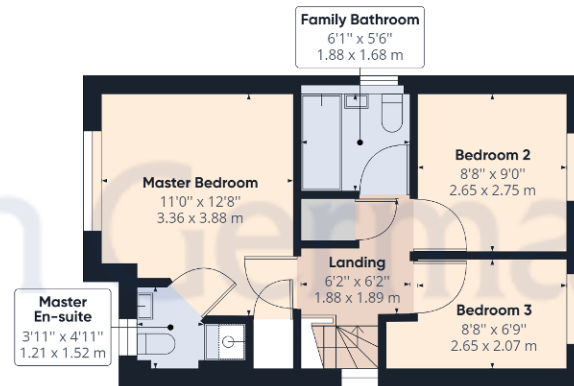
**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band D







Ground Floor Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**  
 1006.98 ft<sup>2</sup>  
 93.55 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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