

Hermitage Close

Ashbourne, DE6 1TG



Beautiful, modern, three bedroomed detached family home featuring a lovely large dining kitchen with triple aspect windows and a separate utility room, lounge running from the front to back of the property with French doors out onto a fully enclosed rear garden, plus

£325,000

John German

Situated on a smart new development with lovely green spaces and amenities within walking distance.

This lovely home is built to a traditional design with the front entrance at the centre having a tiled storm canopy covering the part double glazed front entrance door which leads into a reception hallway with wood-effect flooring, central heating radiator and staircase off to the first-floor level.

Off the hallway is the ground floor guest cloakroom, fitted with a two-piece suite comprising low flush WC and corner pedestal wash hand basin with tiled splashback. Completed with central heating radiator and wood-effect flooring.

The dual aspect sitting room has a sealed unit double glazed window to the front and double opening French doors leading out onto the rear garden, together with central heating radiators and wood-effect flooring.

The dining kitchen boasts a triple aspect with sealed unit double glazed windows to the front, side and rear. The kitchen area is comprehensively fitted with an excellent range of quality units providing base and wall cupboards with ample work surfaces. Inset single drainer and stainless steel 1.5 bowl sink unit with mixer tap, four-burner gas hob with brushed stainless-steel splashback and matching extractor hood, integrated dishwasher and space for a fridge freezer. Oven housing with eye level electric oven having cupboards above and below, plus ceiling spot lighting. Wood-effect flooring runs through to the spacious dining area at the front with central heating radiator.

The utility room has matching base and eye level units with concealed central heating boiler, worktops over and inset stainless steel sink unit with mixer tap, space for washing machine and tumble dryer, large built-in understairs storage cupboard, wood effect flooring, and a part double glazed entrance door onto the rear garden. Stairs ascend to the first-floor landing having a window overlooking the rear garden, central heating radiator and neutral fitted carpet.

The master suite enjoys a front aspect, fitted carpet and built-in double wardrobe with mirror fronted sliding doors. The Ensuite shower room is generously proportioned with ceramic tiled flooring and quality, contemporary fittings in white, comprising pedestal wash basin, low flush WC and fully tiled shower cubicle with sliding glazed shower screen doors. Central heating radiator and sealed unit double glazed window to the front.

Bedroom two is a lovely double bedroom with sealed unit double glazed windows to two aspects affording lovely far reaching views with Thorpe Cloud perfectly framed through the side window, together with neutral fitted carpet and a central heating radiator.

Bedroom three is a further well-proportioned bedroom with a neutral fitted carpet, central heating radiator and a sealed unit double glazed window overlooking the rear garden.

The principal family bathroom enjoys ceramic tiled flooring and ceramic part tiled walls whilst featuring a contemporary three-piece suite in white comprising panelled bath with shower and glazed screen door over, low flush WC, pedestal hand wash basin, sealed unit double glazed window and central heating radiator.

Outside, the property is situated in a corner position off a shared driveway giving access to the side of the property where there is double width drive offering parking for several vehicles and a detached brick-built garage with up and over door. The front and rear gardens are both laid to lawn with the rear garden being fully enclosed with the addition of a spacious paved patio area adjacent to the rear of the property.

Please note that there is an annual maintenance charge of £185.06

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

Our Ref: JGA/26092022 **Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band D



John German

Approximate total area⁽¹⁾

974.28 ft²

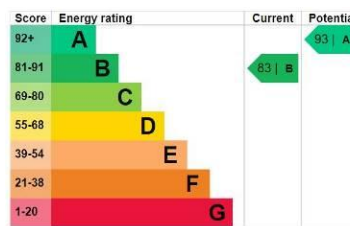
90.51 m²

(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.

GIRAFFE360





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Agents' Notes

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