

The Park

Mayfield, Ashbourne, DE6 2HT

John 
German





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£550,000

Substantial, individually designed, 5 bedroomed detached family home with over 2000sqft internally.

Set on 1/4 acre plot within a small development in Mayfield, enjoying the benefits of village life yet within 5 minutes drive of Ashbourne and easy reach of Denstone College or QEGS.



Entrance to the property is via a wide, open storm porch with a quarry tiled floor and a recently installed composite entrance door having matching side panels opening into an impressive entrance hall with coved ceiling, central heating radiator and lovely oak flooring. Stairs rise to the first floor whilst an archway leads to the formal dining room and internal doors lead off to the main ground floor living areas and guest WC.

The oak floors continue through to the dining room which offers space for a large, family dining table and a uPVC double glazed window opens to the conservatory. There is also a central heating radiator.

The WC is fitted with a two-piece suite comprising low flush WC and hand wash basin, completed with tiling to half wall height, ceramic tiled floor, extractor fan and radiator.

Overlooking the front elevation is a study/home office with a uPVC double glazed bow window, coved ceiling, fitted carpet and central heating radiator.

The generous main living room has a double aspect with a uPVC double glazed bow window overlooking the front garden and patio doors giving access into the conservatory, completed with fitted carpet, two central heating radiators, coved ceiling and wall lights. The focal point of the room is the magnificent brick fireplace with a gas fire, quarry tiled hearth and wooden mantle.

The brick-built P-shaped conservatory provides additional seating and dining space with tiled floors, uPVC double glazed windows and a solid roof. Two sets of French doors open out onto the rear garden.

The heart of every home is the kitchen, and this space certainly fits the bill with space for a large kitchen table and breakfast bar for those afternoon chats with a friend. Fitted with a comprehensive range of matching base and eye level units with under-unit lighting, matching dresser with a glazed display cabinet with interior lighting, roll-edge work surfaces with inset 1.5 bowl stainless steel sink unit with waste disposal, tiled splashbacks, plus built-in BOSCH appliances including oven and combination microwave, four ring gas hob with extractor hood over, integrated fridge and dishwasher. Completed with an exposed feature brick wall, ceramic tiled flooring, two uPVC double glazed windows overlooking the rear garden and two central heating radiators.

Off the kitchen is a generous utility room fitted with a similar matching range of base and eye-level units, roll-edge work surface, inset stainless steel sink, plumbing for a washing machine and similar ceramic tiled flooring.

To the side of the floor standing gas central heating boiler is space for several additional white goods. A courtesy door leads to the double integral garage and a uPVC double glazed entrance door opens out onto the rear garden with uPVC double glazed windows overlooking the rear and side elevations.

On the first floor, the five bedrooms and bathroom are all accessed off the landing with access also to the part-boarded loft space.

The master bedroom has a large uPVC double glazed window with views over the rooftop to the countryside beyond and is fitted with mirror fronted wardrobes, central heating radiator and carpeted. The fully tiled ensuite shower room comprises low flush WC, shower enclosure and pedestal hand wash basin. Complete with opaque uPVC double glazed window to the rear, central heating radiator and vinyl flooring.

The second bedroom also has fitted wardrobes, and along with the remaining bedrooms has a central heating radiator, uPVC double glazed window and fitted carpet. All the bedrooms are well proportioned!

The family bathroom is fitted with a three-piece suite in cream comprising low flush WC, pedestal hand wash basin and a panelled bath with power shower and glass screen over. Completed with full height ceramic tiling, opaque uPVC double glazed window to the rear, built-in airing cupboard and central heating radiator.

Outside, lawned gardens wrap around the property with stunning mature trees providing all-year-round colourful interest and built into the natural slope of the plot is a spectacular waterfall. The lawns run down to a raised paved patio with a timber garden shed having power and lighting. Steps lead down to a large paved patio adjacent to the rear of the property providing plenty of space for outdoor entertaining.

External lighting is set into the stone wall running along the rear of the garden and security lighting is also dotted around the property.

At the front of the property, extensive off road parking is provided by a sweeping double width block paved driveway, as well as access to the double garage also having power and lighting, plus double vehicular doors and loft storage space.

The property is protected by a security alarm system and panic button.

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/17112022 **Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F











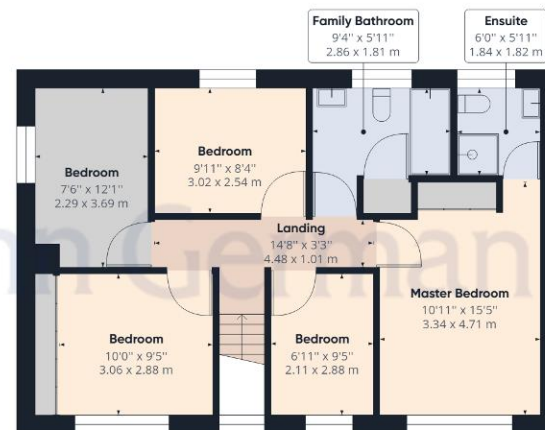


Ground Floor

Approximate total area⁽¹⁾

2093.62 ft²

194.50 m²



Floor 1

(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

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Referral Fees

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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.

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

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