

# Thorpe View

Ashbourne, DE6 1SY

John German











## **Thorpe View**

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**£495,000**

**Spacious five double bedroomed, two en suite detached property enjoying a popular cul-de-sac location in Ashbourne with a south westerly aspect rear garden.**



A well presented and maintained, spacious five double bedroom detached family home with the benefit of two en suites, dining kitchen with utility room, two reception rooms, garden room and integral garage. Situated on a popular cul-de-sac location in Ashboume, overlooking a central green area. An ideal family home. The property had a brand new heating system installed in March 2022, a new front door and benefits from super fast Broadband via BT.

The main composite door leads into a reception hallway with tiled flooring, stairs to the first floor and doors providing access to the dining kitchen, sitting room, study, guest cloakroom with under stairs storage space.

Moving into the dining kitchen that has a continuation of the tiled flooring, composite quartz preparation surfaces with inset 1 ½ stainless steel sink with adjacent drainer, chrome mixer tap over and matching splashbacks. There are a range of base, drawer and wall cupboards and integrated appliances consisting of dishwasher, wine cooler, double Bosch electric ovens and grill with microwave function and a four ring Blanco induction hob with extractor fan canopy. A breakfast bar area has space for seating and further cupboards. Sealed unit double glazed windows and UPVC frames overlook the rear.

In the dining area there are UPVC sliding doors which access the garden room again with tiled flooring and sealed unit double glazed windows and French doors providing access to rear garden with roof windows.

Also off the kitchen is a utility room, with matching preparation surfaces and splashback, a stainless steel sink and drainer with mixer tap over. There are a range of built in cupboards, appliance space and plumbing for a washing machine and tumble dryer. This room also houses the condensing boiler that has been recently installed. A wooden door provides access to the integral garage and a composite door leads to the side of the property.

The sitting room has sealed unit double glazed windows in UPVC frames to the front, a feature fireplace with marble hearth and a gas coal effect fire (disconnected). Similarly the study has sealed unit double glazed windows in UPVC frames to the front and provides a useful 'multi-function' room suitable as a home office/playroom.

The guest cloakroom has a continuation of the tile flooring with pedestal wash hand basin with chrome mixer tap over and tile splashback, a low level WC, electric extractor and a useful under stairs storage cupboard.

On the first floor landing doors lead to the bedrooms, family bathroom and airing cupboard housing the pressurised hot water tank.

The principal bedroom has sealed unit double glazed windows in UPVC frames to front and useful built in wardrobes. An archway leads to a dressing area that in turn gives access to the ensuite having a pedestal wash hand basin with chrome mixer tap and tile splashback, low level WC, double shower cubicle with mains chrome shower over, chrome ladder style heated towel rail, electric extractor fan and a sealed unit double glazed opaque window in UPVC frame to rear.

The second bedroom has useful built in wardrobes with adjacent shelves and sealed unit double glazed windows in UPVC frames to front.

The third bedroom has sealed unit double glazed windows in UPVC frames to rear.

The fourth bedroom has sealed unit double glazed windows in UPVC frames to front and a wooden door opens into a large store room.

The family bathroom has a white suite comprising pedestal wash hand basin with mixer tap over and low level WC, Jacuzzi bath with chrome mixer tap over and a shower cubicle with chrome mains shower over. There is also a chrome ladder style heated towel rail, electric extractor fan and sealed unit double glazed opaque window in UPVC frame to rear.

On the second floor the spacious galleried landing could also be utilised as additional study/reading area, with velux roof window. A door opens to bedroom five that has a sealed unit double glazed window in UPVC frame to front, Velux roof windows to rear, useful built in wardrobes and additional eave storage. A wooden door provides access to an ensuite having a white suite comprising pedestal wash hand basin with chrome mixer tap over and tiled splashback, low level WC, double shower cubicle with chrome main shower over, electric shaver point and electric extractor fan. Loft hatch access.

Outside to the front of the property is a gravelled and lawn garden with flowering border. Adjacent is a larger than average tarmac driveway providing ample off street parking for multiple vehicles, which leads to an integral garage.

To the rear of the property is a south westerly facing patio seating area with neat lawn beyond surrounded by display borders having mature flowers and shrubs and a central decorative raised flowering/planting area with pond. A hardstanding area houses the timber shed.

**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](http://www.derbyshiredales.gov.uk)

**Our Ref:** JGA/12052023

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























**Ground Floor**



**Floor 1**



**Floor 2**

**Approximate total area<sup>(1)</sup>**

2252.91 ft<sup>2</sup>

209.30 m<sup>2</sup>

**Reduced headroom**

46.98 ft<sup>2</sup>

4.36 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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**





## 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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