

Turnpike Way

Ashbourne, DE6 1UD

John German





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£440,000

Stunning high specification, recently built, immaculately presented four double bed roomed detached property enjoying a popular cul-de-sac location in Ashbourne. Ideal family home. Viewing essential.



Built in November 2022 with a 10 year NHBC warranty, this immaculately presented, turn key detached home, boasts four double bedrooms, with an ensuite to the principal bedroom, an upgraded dining kitchen with utility room and guest cloakroom. There is also a sitting room and a study/multi-function room. One of the main selling features of the property is its generous and larger than average rear garden.

The reception hallway has a radiator with radiator cover and doors providing access to the dining kitchen, sitting room and study with staircase to first-floor and useful under stair storage space. The sitting room has the benefit of a square bay window with window to front. The study also has a window to front and this room could also be utilised as a second sitting room or playroom.

Moving into the dining kitchen, the kitchen area has window to rear with quartz preparation surfaces with inset one and half bowl stainless steel sink and drainer, chrome mixer tap over and up-stand surround. Having a range of wall and base cupboards and drawers beneath with integrated appliances consisting of dishwasher, fridge freezer, double Zanussi electric fan assisted oven and grill, matching Zanussi four ring gas hob with matching Zanussi extractor fan canopy over. The dining area has a useful under stair storage cupboard and French doors opening onto the rear garden with internal door providing access to the utility room.

The utility room has rolled edge preparation surfaces with a inset stainless steel sink and drainer and chrome mixer tap over with up-stand surround. Having a cupboard beneath with appliance space and plumbing for washing machine and separate tumble dryer, wall mounted Worcester combination boiler and electric circuit board. There is a window to rear and a composite door providing access to side. A further door provides access to the guest cloakroom, with wall-hung wash hand basin with chrome mixer tap over and tiled splashback, low-level WC, radiator and electric extractor fan.

On the first floor, the galleried landing has doors providing access to bedrooms, family bathroom, useful storage cupboard and loft hatch access with pulldown loft ladder. Moving into the principal bedroom, with window to front and having the benefit of mirrored built-in wardrobes with its own en suite. The ensuite is equipped with wall-hung wash hand basin with chrome mixer tap over, low-level WC, double shower cubicle with chrome mains shower over, electric extractor fan and shaver point, ladder style heated towel rail, and window to front. The second bedroom also with window to front whilst bedrooms three and four have windows to rear.

The family bathroom comprises wall-hung wash hand basin with chrome mixer tap over, low-level WC, bath with chrome mixer tap and shower over with glass shower screen, extractor fan and window to rear.

Outside, to the front property is a planting area with wood chippings and lawn with storm canopy over front door. To the side of the property is a block paved driveway providing off street parking, whilst also having the benefit of an electric car charging point. The driveway leads to a single detached garage, with up and over door, power, and lighting. Undoubtedly, one of the main selling features of the property is its larger than average and attractive, rear garden with a southerly aspect. The garden comprises patio seating area with hot tub (available via separate negotiation), with herbaceous and flowering border with wood chippings, giving way to large lawn with a variety of trees, plants and timber fence surround.

Agents note: There is an annual Management Charge of £180, paid until 2025.

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.

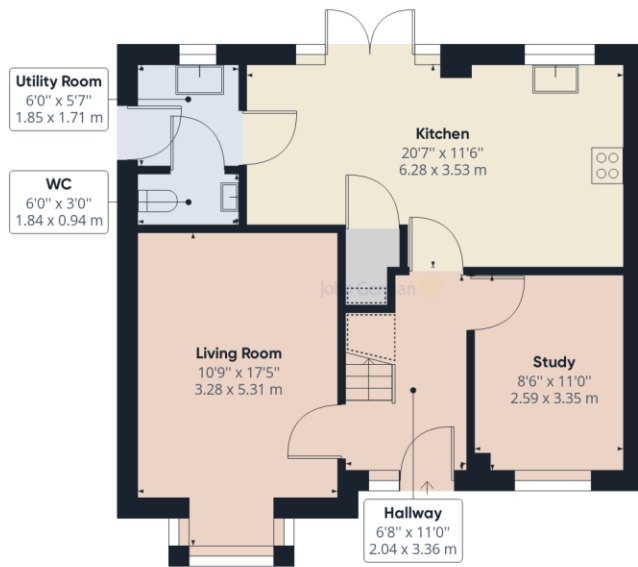
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/19052023

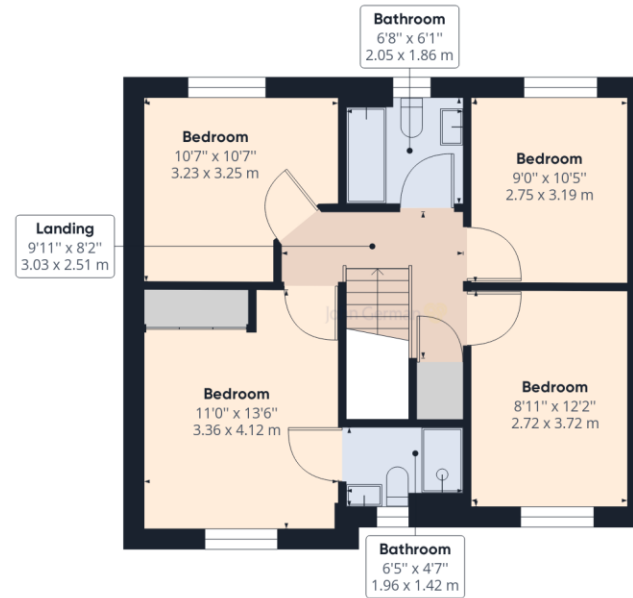
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band TBC



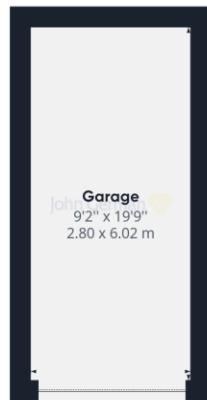




Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

1414.10 ft²
131.37 m²

Reduced headroom

13.57 ft²
1.26 m²

(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.



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		84 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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