

Windmill Lane

Ashbourne, DE6 1EY

John 
German







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Guide Price £795,000

A fabulous remodelled and extended family home in a highly sought after prime location together with a wonderful south facing landscaped garden.

Step through a composite double glazed door into the reception hall with tiled flooring. Off this is a fitted shower room having tiled shower in glazed enclosure with wash hand basin and WC, tiled floor and walls plus a heated towel rail.

Opposite this is a reception room which could be used as a study, gym or sitting room together with a separate music room having an attractive glazed rooflight. These three rooms were designed as a self contained unit comprising sitting room, bedroom and shower room for a dependant relative if required.

To the rear of the property is a superb open plan extension with tiled floor throughout having under floor heating and comprising a highly superior contemporary fitted kitchen by Intoto with two central islands linked by a breakfast bar having silestone worktops, Neff induction hob, integrated sink and mixer tap with extending hose and useful base storage. A bank of wall units have inset AEG electric fan oven, steam oven, microwave and plate warmer in addition to an integrated larder fridge and dishwasher and fitted shelves to the walls. This overlooks a dining area and further sitting area beyond illuminated by a large glazed rooflight and full width sliding patio doors enjoying the wonderful southerly aspect onto the beautiful landscaped garden.

Off the kitchen is a separate utility with base and upright storage, worktops, the Worcester gas boiler, appliance space, plumbing for automatic washing machine, door to the side and access to a contemporary fitted cloakroom/WC.

A further sitting room has an inset log burner off which is a study area having glazed roof lantern and door leading onto the garden.

The first floor galleried landing has an oriel bay window to the south overlooking the garden and loft access. The master bedroom enjoys a south facing aspect over the garden and distant views beyond served by an attractive en suite with tiled shower, glazed enclosure, wash hand basin, WC, heated towel rail, tiled walls and floor.

There is a further south facing rear bedroom that comes with a range of quality fitted wardrobes. In addition, there are two further bedrooms and the contemporary family bathroom having a P shaped shower bath with thermostatic shower fitment and glazed screen over, wash hand basin, WC, heated towel rail, tiled walls and floor.

Outside - The property enjoys a broad frontage to Windmill Lane with hedge screen to the front flanked by a wide block paved driveway giving access to the garage which is equipped with an electric powered door, power, lighting and rear door to the garden. Side gated access leads to the fabulous landscaped rear garden which enjoys the favoured southerly aspect and has been superbly presented with contemporary style having a spacious paved patio area, shaped lawns and borders, further paved paths and a stylish water feature beyond which lies a productive kitchen garden. There is useful garden storage via a timber shed and log store. Numerous outside lights and a garden tap.

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. Broadband services are available.

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

Our Ref: JGA/06072023

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





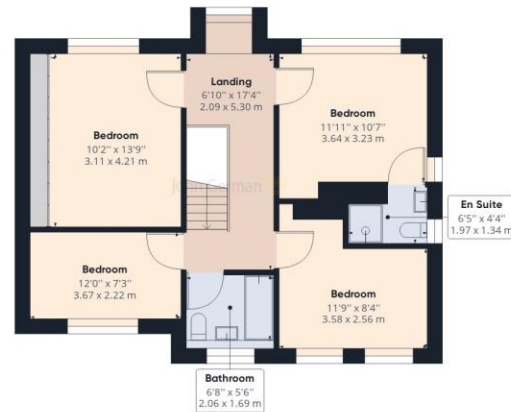








Ground Floor



Floor 1

Approximate total area⁽¹⁾

2111.66 ft²

196.18 m²

Reduced headroom

12.72 ft²

1.18 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.

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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		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



