

# Davenport Grove

Ashbourne, Derbyshire, DE6 1TQ

John German





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£575,000

Large executive five bedroom detached property with detached double garage, situated on a popular development in Ashbourne, an ideal family home.



Located in Ashbourne, this ideal family home boasts not only five bedrooms (two with en-suites), but also two reception rooms, an open plan living dining kitchen, utility room, guest cloakroom and family bathroom, as well as a detached double garage, making it a fine example of contemporary family living. Situated on the edge of this sought-after development, the property enjoys arguably one of the best plots, with the added bonus of a south-facing garden and far-reaching views to the west over open countryside. Furthermore, the development benefits from well-maintained communal green spaces and a play area, being within quick walking distance to local amenities and countryside walks and good travel links via the A52.

Walking into the entrance hallway via the composite front door, there are doors off to the sitting room, dining room, guest cloakroom, useful storage cupboard housing electric circuit board and Internet modem and the living dining kitchen. There is a staircase to the first floor and central heating radiator. There is Amtico flooring throughout the ground floor.

The dining room has a sealed unit double glazed bay window in UPVC frames to front, with separate double-glazed window to side and two central heating radiators.

Moving into the dual aspect sitting room, it has a sealed unit double glazed bay window in UPVC frame to front with sealed unit double glazed French doors and windows to rear with two central heating radiators, TV aerial, BT fibre, ethernet and Virgin cable points. Twin satellite cables lead to the loft which has power and light allowing a dish to be connected, if desired.

The guest cloakroom has a white suite with pedestal wash hand basin with chrome mixer tap over, low-level WC, central heating radiator and electric extractor fan.

Undoubtedly one of the main feature rooms with this house design is the open plan living dining kitchen, this light and airy space has windows on three aspects. The dining area has central heating radiators and a sealed unit double glazed bay window in UPVC frame to side with separate sealed unit double glazed window in UPVC frame to rear and UPVC French doors opening on to the rear garden.

There is a TV aerial point. The kitchen has quartz preparation surfaces with inset 1 ½ sink with adjacent drainer and chrome mixer tap over. Having a range of cupboards and drawers beneath with pull out pantry cupboard, five ring AEG gas hob and matching extractor fan canopy over. With integrated appliances consisting of double AEG electric fan assisted oven and grill, fridge freezer, AEG dishwasher, wine cooler and electric plinth heater. There are complimentary wall mounted cupboards over and door providing access to the utility room, which has quartz preparation surfaces with inset stainless steel sink with adjacent drainer and chrome mixer tap over with up stand surround. Having a range of cupboards beneath with appliance space and plumbing for washing machine with complimentary wall mounted cupboards over housing Ideal boiler, with central heating radiator and electric extractor fan. A composite door provides access to the rear garden.

On the first floor landing, there are doors off to the five bedrooms, four of which are double, the family bathroom and a cupboard housing the hot water tank. There are also central heating radiators and a loft hatch access. All bedrooms are carpeted and all bathrooms have Amtico flooring.

Moving into the principal bedroom, there is a useful dressing area with fitted mirrored sliding wardrobes and sealed unit double glazed windows in UPVC frames to sides, central heating radiators, TV point and Virgin cable points. A door leads into the en suite. This has a white suite comprising pedestal wash hand basin with chrome mixer tap over, low-level WC, double shower cubicle with chrome mains shower over, chrome ladder style heated towel rail, electric extractor fan and shaver point with sealed unit double glazed opaque window in UPVC frame to side.

The second bedroom has sealed unit double glazed windows in UPVC frames to front and side, central heating radiator and door into the Ensuite, having a white suite comprising pedestal wash hand basin with chrome mixer tap over, low-level WC, double shower cubicle with chrome mains shower over, chrome ladder style heated towel rail with electric shaver point and extractor fan and sealed unit double glazed opaque window in UPVC frame to side.

There are two further bedrooms with central heating radiators and sealed unit double glazed windows in UPVC frames to the front, one of which could be used as study, having phone and ethernet points. Finally another double bedroom with radiator, and double glazed window in UPVC frame overlooks the rear garden.

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

Outside the property enjoys a private, spacious and larger than average plot comprising of large patio seating area with laid lawn, shrub beds, raised vegetable planting areas and high quality wooden shed (10ft x 6ft) and summer house with power and lighting (10ft x 8ft). There is also the benefit of outside lighting, electric points and outside tap.

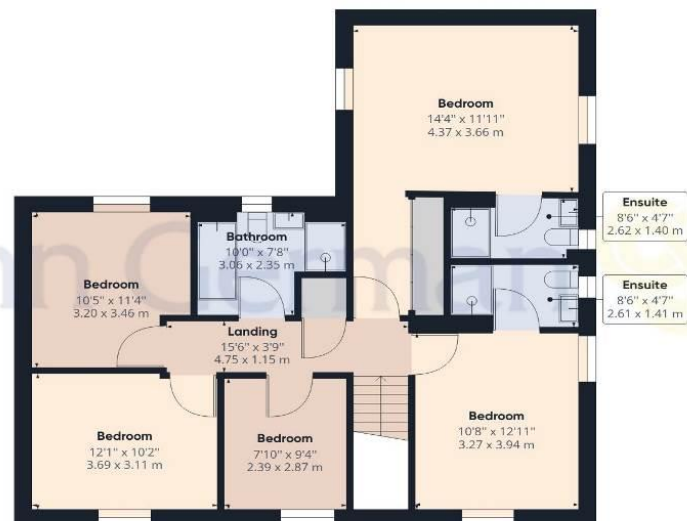
The property enjoys driveways to either side of the property providing ample off-street parking for multiple vehicles, one of which leads to a detached double garage, with up and over doors having power and lighting.







**Ground Floor**



**Floor 1**

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

1885.38 ft<sup>2</sup>

175.16 m<sup>2</sup>

**Reduced headroom**

3.52 ft<sup>2</sup>

0.33 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.

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**Note:** There is an estate management fee of £188 per annum  
**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)  
**Our Ref:** JGA18092023  
**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band F

### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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