

Haycock Drive

Ashbourne, DE6 1TR

John
German





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Offers over £450,000

Impeccably presented 4-bed home offers modern living with a separate study for remote work, full fibre internet, and the assurance of a 10 year NHBC guarantee. Entertain effortlessly in the open plan living dining kitchen, enjoy the cosy ambiance of the log burner, well-presented outdoor space with a driveway and garage. A perfect blend of comfort and style.



This luxury property built by David Wilson Homes, internally briefly comprises entrance hallway, leading to a spacious living dining kitchen with a utility room, a cosy sitting room featuring a charming log burner, a study, and a guest cloakroom. Upstairs reveals a master bedroom with an ensuite shower, two additional double bedrooms, a generously sized single bedroom, and a family bathroom.

Outside, the property offers a driveway for off-street parking and a single garage. Nestled in a quiet part of the development, it overlooks a beautifully maintained communal green space. The residence enjoys proximity to various communal areas and a play area. Furthermore, the development is strategically located, with quick access to local amenities, picturesque countryside walks, and excellent travel links via the A52.

Entering through the composite door in to the reception hallway, it has engineered oak flooring, radiator, staircase to first floor, and doors off to the sitting room, living kitchen diner, study, guest cloakroom room and useful storage cupboard.

Moving into the sitting room, it has a continuation of the engineered oak flooring, sealed unit double glazed windows in UPVC frames to rear and side with wooden 2-tier shutters, two radiators and separate UPVC French doors to the rear garden. The main feature of the sitting room is the 2022 eco compliant Stovax wood burner with granite hearth and heat shield.

The study also benefits from the engineered oak flooring, sealed unit double glazed windows in UPVC frames to front and radiator. The guest cloakroom has ceramic tile flooring, with pedestal Sottini wash hand basin with chrome mixer tap over and tile splashback, low level Sottini WC, central heating radiator and sealed unit double glazed window in UPVC frame to side.

Undoubtedly one of the main selling features of the property is the open living dining kitchen, being a great space for hosting and entertaining. The living area has engineered oak flooring and sealed unit double glazed bay window to front. The kitchen has ceramic tile flooring, central heating radiator, rolled edge preparation surfaces with Franke inset stainless steel 1 ½ sink with adjacent drainer and Franke chrome mixer tap over with upstand surround. There are a range of cupboards and drawers beneath with integrated appliances consisting of dishwasher, fridge freezer, double AEG electric fan assisted oven and grill, AEG electric hob (wiring ready for induction hob, if desired) with extractor fan canopy over. Complementary wall mounted cupboards over, electric plinth heater and sealed unit double glazed French doors to the rear garden.

The utility room has a continuation of the ceramic tile flooring, rolled edge preparation surfaces with cupboards beneath and integrated washing machine and space for condensing dryer, wall mounted cupboards, electric extractor, radiator, and composite door to rear garden.

On the first floor landing there are doors off to the bedrooms and bathroom and store cupboard housing hot water tank. There is a loft hatch access with pull down aluminium ladder to a useful and spacious, well insulated, partially boarded loft space.

The master bedroom has sealed unit double glazed windows to side and rear with 2-tier shutters, central heating radiator, useful built in wardrobes and wood panelling with built in storage space.

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

The second and third double bedrooms both have sealed unit double glazed windows in UPVC frames to front, central heating radiators, with the second bedroom having useful over stair bulk head storage cupboard.

The fourth bedroom is a good sized single, with sealed unit double glazed window in UPVC frame to rear and central heating radiator. Walking into the family bathroom, it has a white suite comprising pedestal Sottini wash hand basin with chrome mixer tap over, low-level Sottini WC, bath with chrome mixer tap, shower cubicle with chrome mains shower over, ladder style towel rail, sealed unit double glazed opaque window in UPVC frame to front and electric extractor fan.

Outside to the side of the property is a tarmac driveway providing off-street parking for multiple vehicles, this leads to a single garage, which has an up and over door with power and lighting. To the rear of the property is a well-presented walled garden with patio seating area with herbaceous and flowering border and laid lawn. The patio benefits from double external sockets in weatherproof housing and a cold water tap.

Note: There is an estate management fee of £188 per annum

There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are connected to the property but purchasers are advised to satisfy themselves as to their suitability.

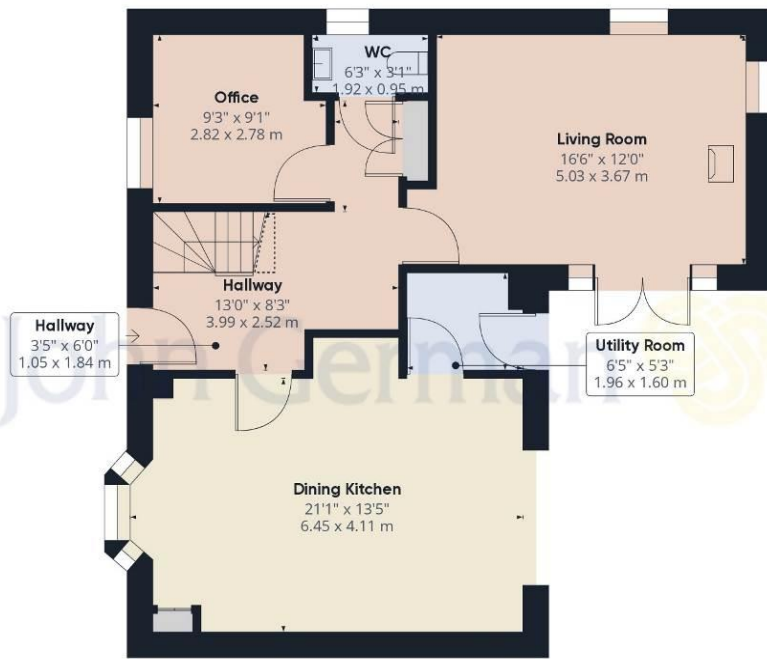
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JG A20112023

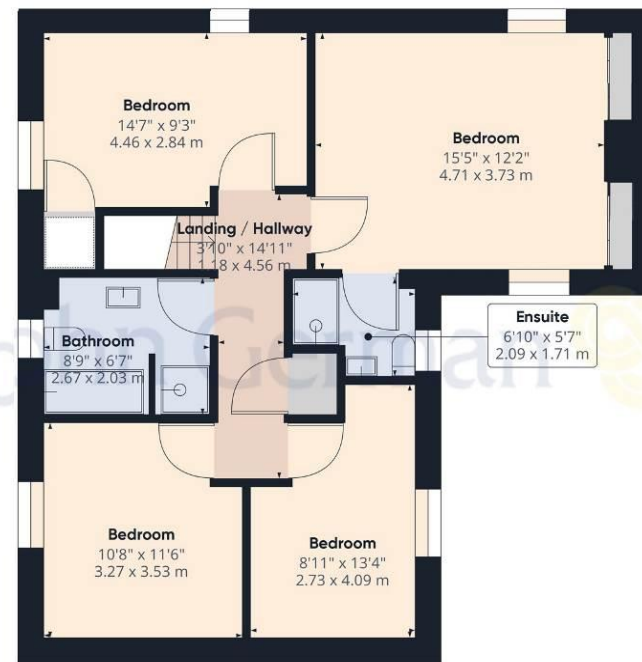
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band F







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1720.73 ft²

159.86 m²

Reduced headroom

9.67 ft²

0.9 m²

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



Ground Floor Building 2



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		93 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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