

The Firs

Wyaston, Ashbourne, DE6 2DG

John
German







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£530,000

Four double bedroom house, two with ensembles with double garage, situated on a popular, modern small development with home office/studio, spacious garden and views over a paddock and woodland.

Constructed in 2020 by Chevin Homes, The Firs is a fine example of a modern, high specification small development of 10 houses, situated in an exclusive gated community in a highly sought after location. This impeccably presented four-bedroom home, boasts over 1670 square feet of living space, double garage and a Cabinmaster studio/home office and must be viewed to truly be appreciated.

The property is sold with the benefit of underfloor heating, engineered oak doors, gas central heating, and double glazing throughout with shutter blinds. Internally, the property comprises of entrance hallway, guest cloakroom, study/playroom, sitting room, dining kitchen and utility room. To the first floor is a master bedroom with ensuite, a second bedroom with ensuite, two further double bedrooms and a family bathroom.

Nestled in the picturesque Derbyshire Dales, Wyaston is a delightful village located around 4 miles from Ashbourne and approximately 12 miles from Derby. It has a plethora of countryside walks and close to good primary schools, Queen Elizabeth Grammar School and other independent schools like Abbotsholme (approximately 7½ miles away), Denstone College (9 miles away), and Repton (20 miles away), enhancing the educational options for residents.

Entering via a composite door into the entrance hallway with grey woodgrain effect Karndean flooring with underfloor heating, doors provide access to the guest cloakroom, storage cupboard with electric circuit board and internet modem, study/playroom, dining kitchen, sitting room and attached double garage.

The guest cloakroom has a wall hung wash hand basin with chrome mixer tap and vanity base cupboard beneath, low level WC and electric extractor fan.

The property benefits from having two reception rooms - the sitting room is spacious and inviting, with a log effect electric fireplace with marble hearth and surround, with aluminium double-glazed door opening out onto the rear garden. There is also a study, that could be utilised as a playroom.

Moving into the impressive and well-designed dining kitchen, it has quartz preparation surfaces with inset 1 ½ stainless-steel sink with adjacent drainer and chrome mixer tap with matching upstand surround and adjacent chrome boiler tap. There are a range of cupboards and drawers beneath with integrated appliances consisting of fridge/freezer, dishwasher, wine cooler, microwave, electric double oven and grill and induction hob, complimentary wall mounted cupboards and an aluminium door leading to the rear garden. There is also a useful understairs storage cupboard, with lighting and underfloor heating components.

The utility room has quartz preparation surfaces with inset stainless steel sink with chrome mixer tap over with upstand. There are a range of cupboard providing ample storage and appliance space and plumbing for a washing machine and tumble dryer. Complimentary wall mounted cupboard, electric extractor fan and composite door provide access to the side.

On the first-floor landing there is a loft hatch access, with doors off to the bedrooms, the bathroom, and the airing cupboard housing the pressurised hot water tank.

There are four double bedrooms, with the principal bedroom's ensuite having a wash hand basin with chrome mixer tap and vanity base drawers beneath, low level WC, double shower unit with chrome mains shower, chrome ladder style heated towel rail, electric shaver point and extractor fan.

The second bedroom's ensuite, also has a wash hand basin with chrome mixer tap and vanity base drawers beneath, low level WC, double shower unit with chrome mains shower, chrome ladder style heated towel rail, electric shaver point and extractor fan.

The family bathroom has a white suite comprising wash hand basin with chrome mixer tap with vanity base drawers beneath, low level WC, bath with chrome mixer tap over and chrome mains shower over with glass shower screen. Chrome ladder style heated towel rail, electric extractor fan and shaver point.

Outside, to the side of the property is a well-presented garden area with a porcelain-tiled patio area and a children's play area with an artificial lawn. The rear garden has a further porcelain-tiled patio area, giving way to a laid lawn, having outside lighting, timber fence surround, enjoying views across the paddock and woodland area. One of the many selling features of this property is the detached Cabinmaster Studio/home office, with fully insulated walls, power, lighting and electric radiator with sliding doors. Ideal for those who work from home.

The double garage has two electric remote-controlled up and over doors, power and lighting, with a wall-mounted Vaillant combination boiler, and a composite door leading to the side garden.

Agents notes: There is an estate management charge of approximately £180 per annum.

The property is situated on a private drive.

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

Property construction: Brick

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank/sewerage treatment plant

Heating: LPG

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/05032024

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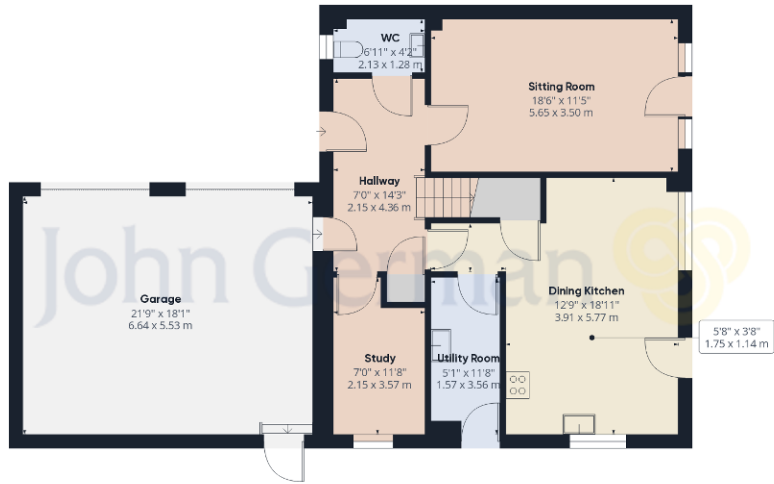




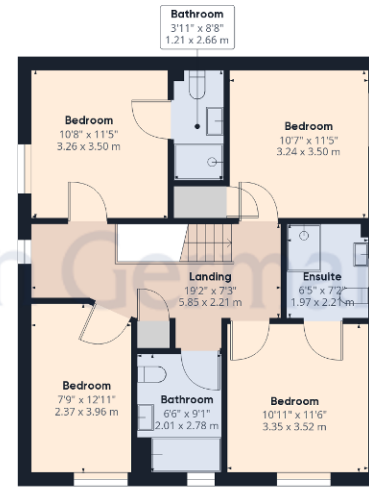








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
 2184.28 ft²
 202.93 m²

(1) Excluding balconies and terraces

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

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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		93 A
81-91	B	86 B	
69-80	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
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JohnGerman.co.uk Sales and Lettings Agent



