

Tutbury Hollow

Ashbourne, DE6 1TD

John 
German





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£550,000

Ideal family home – Five double bedroom, three ensuite, with two reception rooms, detached modern home, situated on highly sought after development in Ashbourne, having a detached double garage, close to countryside walks, road links, amenities and public transport.



A fine example of a large, modern family home, boasting five double bedrooms, three with en-suites, with a gross internal floor area of approx. 2200 sq ft. Occupying a quiet plot, with pleasant outlook on the edge of the highly sought after development, whilst also having a detached double garage, with double driveways suitable for parking for four vehicles.

The property is sold with the benefit of gas fired central heating, ultrafast full fibre broadband available, perfect for large families and/or home working and uPVC double glazing throughout. Internally, the property briefly comprises entrance hallway, sitting room, study, open plan living dining kitchen and utility room. To the first floor are four double bedrooms, two with en-suites and a family bathroom. To the second floor is a master suite with double bedroom, dressing area and large ensuite bathroom.

Ashbourne is an historic market town known as "The Gateway to the Peak District" due to its convenient location to the Peak District National Park with easy access to the A50 (9 miles) connecting up to M1 & M6 motorway links. Famous for its annual Royal Shrovetide Football which is played on Shrove Tuesday and Ash Wednesday. Blessed with a vast array of amenities and facilities within a thriving town centre which offers a plethora of individual shops. Ashbourne has a popular golf course on the outskirts of the town and has the sought after high school of Queen Elizabeth Grammar School (QEG's). There is a bus station which helps connect Ashbourne to Derby and Uttoxeter with a number of regular services and nearby train stations at Uttoxeter and Derby.

Entering through the composite door into the hallway, there is a staircase to first floor, with useful understairs storage cupboard, with doors off to the sitting room, study, guest cloakroom and open plan living dining kitchen.

Moving into the sitting room, there is a PureVision Fireline log burner with granite hearth forming the focal point of the room, and dual aspect windows to front and side. Separately, there is also a study/snug, which could also be utilised as a play room to suit.

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

Undoubtedly one of the main selling features of the property is the open plan living dining kitchen, a perfect entertaining and hosting space across the full width of the house, with square bay uPVC French doors opening out onto the rear garden. The kitchen has granite preparation surfaces with inset stainless steel sink with adjacent drainer and chrome mixer tap with upstand surround. There are a range of cupboards and drawers beneath with integrated dishwasher, wine cooler, fridge freezer, double electric fan assisted oven and grill with integrated microwave, five ring gas hob with extractor over.

Walking into the utility room it has rolled edge preparation surfaces with inset stainless steel sink with adjacent drainer and chrome mixer tap and upstand surround. There is a cupboard beneath with adjacent appliance space and plumbing for washing machine and tumble dryer with wall mounted cupboard housing Vaillant boiler, electric circuit board and composite door opening to the side.

On the first floor semi-galleried landing there are doors off to the bedrooms, family bathroom and an airing cupboard housing the hot water tank.

Bedroom two has useful fitted wardrobes with mirrored sliding doors, with door into the ensuite, which has a tile floor and white suite comprising wash hand basin with chrome mixer tap with vanity base cupboards beneath, low-level WC, double shower unit with chrome mains waterfall shower, chrome ladder style heated towel rail and electric extractor fan.

Bedroom three also has an ensuite having tile flooring, wash basin with chrome mixer tap, tile splashback and vanity base cupboard beneath, low level WC, shower unit with chrome mains shower with waterfall shower over, chrome ladder style heated towel rail and electric extractor fan.

There are two further double bedrooms and a family bathroom, which has tile flooring and a white suite comprising wash hand basin with chrome mixer tap and vanity base cupboards beneath, low level WC, bath with chrome mixer tap and handheld shower head, double shower unit with chrome mains waterfall shower and hand held shower head and chrome ladder style heated towel rail.

The second floor leads to the impressive master suite, with a large double bedroom space, with loft hatch access and dual aspect windows to front and rear, benefiting from a spacious dressing area with built-in wardrobes with mirrored sliding doors and window to front. There is also an ensuite, having tile flooring with wall hung his and hers wash hand basins with chrome mixer taps over and vanity base drawers beneath, low level WC, bath with chrome mixer tap and handheld shower head over, double shower unit with chrome mains waterfall shower, two chrome ladder style heated towel rails, electric extractor fan and roof window to rear.

Outside to the rear of the property is a spacious and well presented low maintenance garden, being mainly gravelled, having raised timber planting beds, patio seating area and a further patio seating area situated behind the garage with raised timber planting border.

To the side of the property is the detached double garage with power, lighting and up and over doors. In front of the garage is the double width driveway providing off-street parking for four vehicles.

Please Note - As is customary with newer developments, there is an annual management charge of approximately £165 towards the maintenance and upkeep of the communal/common areas.

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

Property construction: Brick

Parking: Mains

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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/>

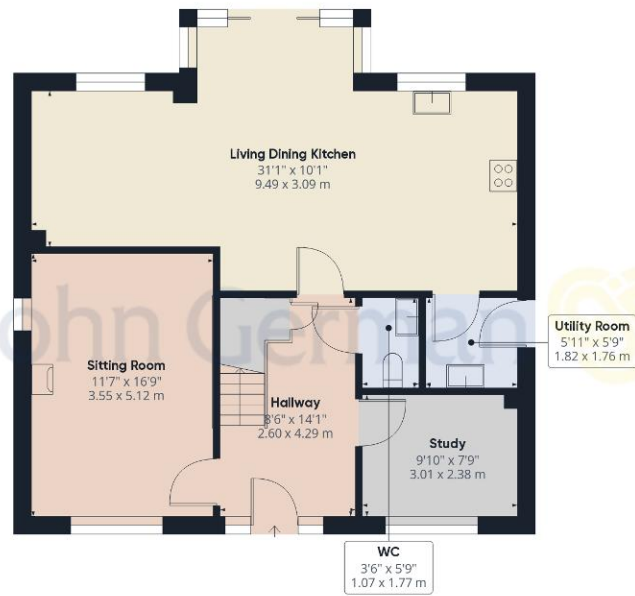
Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band F

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

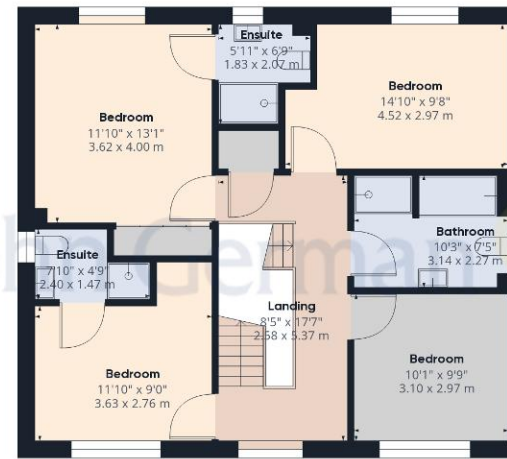
Our Ref: JGA/07032024

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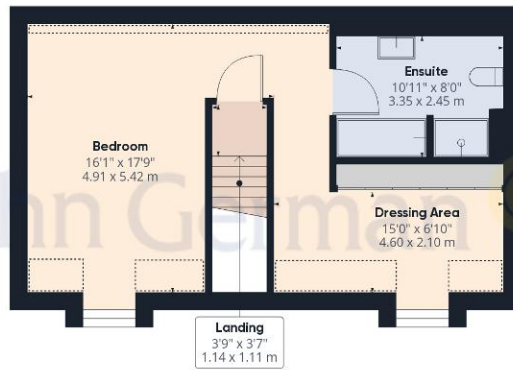




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2513.4 ft²
233.5 m²

Reduced headroom

49.01 ft²
4.55 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

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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	84 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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