

Booth Drive
Ashbourne, DE6 1SZ

John German





Booth Drive

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£450,000

Extended detached family home with a standout woodland style garden, situated on a popular cul-de-sac in Ashbourne.

Situated on the popular cul-de-sac of Booth Drive in Ashbourne, this extended four-bedroom detached home is beautifully presented throughout and needs to be viewed to truly be appreciated. Upon entering, you are immediately drawn to the stunning rear extension, which is a fine example of a modern and sleek open-plan living dining kitchen space, complete with high-quality fittings and a log burner that adds a touch of warmth and luxury. This area is perfectly designed for both entertaining guests and enjoying peaceful family evenings, boasting ample natural light and a layout that encourages a 'flow' between the spaces, with the large, full width sliding doors enabling a blend of the inside space with outdoors.

The thoughtfully designed, low maintenance woodland garden is a standout feature, providing a private setting to enjoy nature with an extensive selection of trees, flowers and a wildlife pond. The property is ideal for those looking to upsize for additional space or downsize from a larger property, without compromising on quality and style.

The property is sold with the benefit of gas fired central heating, sealed unit double glazed windows throughout.

Entering the property via the composite door into the reception hall with Karndean flooring and a staircase to the first floor which has a useful understairs storage cupboard. There are doors off to the integral garage, guest cloakroom, storage/cloaks cupboard, sitting room and dining kitchen.

The sitting room has engineered oak flooring with a feature fireplace with marble hearth forming the focal point of the room plus a bay window to the front adding extra space and light.

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

Undoubtedly one of the main selling features of the property is the contemporary, open-plan living dining kitchen, with full-width sliding doors onto the rear garden and a log burner with a polished granite hearth.

The kitchen has fossilised granite preparation surfaces with inset 1 ½ stainless steel sink with chrome mixer tap over with matching granite splashback. Integrated appliances include a dishwasher, fridge freezer, AEG electric fan assisted oven and grill plus an AEG induction hob and matching extractor fan. There are a stylish range of cupboards and double drawers for extra space beneath and a matching island with drawers that also makes an ideal breakfast/dining bar.

A door off the kitchen opens into the useful and spacious pantry/larder which also houses the remote control system for the velux roof windows in the living kitchen diner.

Moving up to the first floor semi-galleried landing that has loft hatch access to a partially boarded loft with a pull down ladder.

Entering the spacious master bedroom, there are large built-in wardrobes and an adjoining modern en suite having a wash hand basin with a chrome mixer tap, vanity base drawers, a low level WC and a generous double shower unit complete with a chrome mains rainfall shower head plus a chrome ladder style heated towel rail and an electric extractor fan.

Bedrooms two and three are both equipped with fitted wardrobes adding convenience and extra storage. Bedroom four, currently serving as a home office/study offers flexible use and easily adapting to your needs whether for work or additional bedroom space.

The family bathroom has Karndean wood effect flooring, a wash hand basin with chrome mixer tap and vanity base drawers beneath, a bath with chrome mixer tap and chrome mains shower with glass shower screen alongside a low level WC, a ladder-style heated towel rail, an electric shaver point and an extractor fan.



Outside to the front of the property is a tarmac driveway providing ample off-street parking for multiple vehicles and a laid lawn. There is an integral garage with power, lighting and up and over door.

To the rear is a meticulously thought out and low maintenance woodland garden comprising a wildlife pond, pear trees, apple trees, two Japanese maple, a birch tree, hawthorn, cherry and star magnolia. Complimented with herbaceous and flowering borders, all of which can be admired from the patio seating area.

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Ultrafast full Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

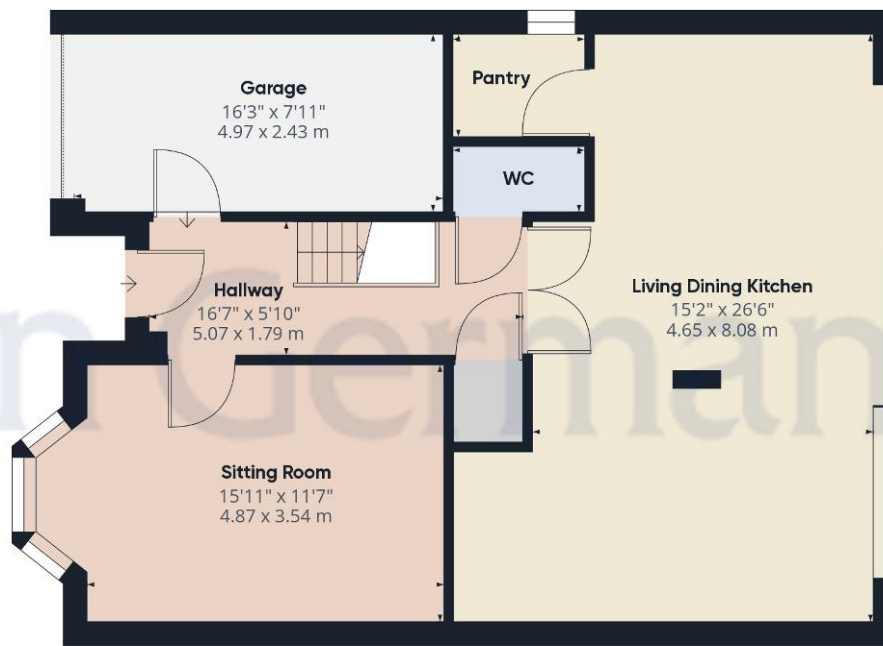
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

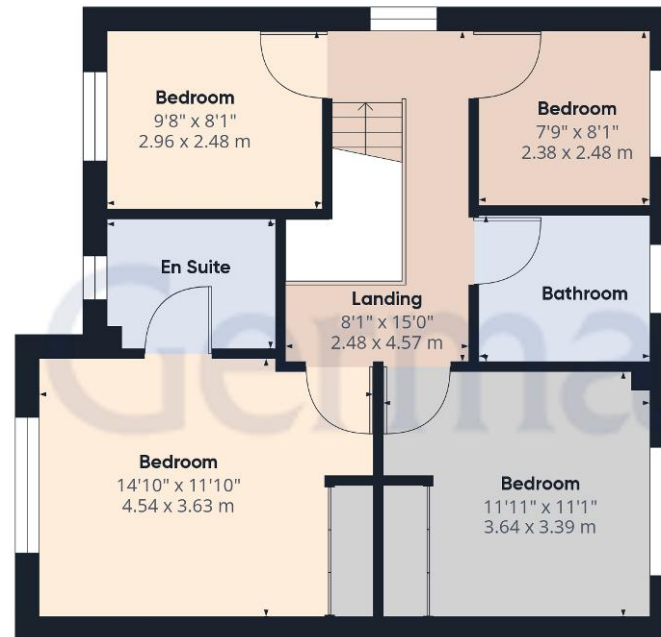
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/07052024





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1532.39 ft²

142.36 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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