

# Elizabeth Villas, Old Derby Road

Ashbourne, DE6 1SD

John   
German





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£520,000

Ideal family home – FIVE DOUBLE BEDROOM, TWO EN SUITE, with three reception rooms, detached modern home, situated on a private drive on a HIGHLY SOUGHT AFTER DEVELOPMENT in Ashbourne, having an integral DOUBLE GARAGE, close to countryside walks, road links, amenities and public transport.



An immaculately presented home boasting five double bedrooms, two having ensembles and a separate family bathroom, with over 2000 sqft of living accommodation, situated in a popular development in Ashbourne. Ideal for families looking to upsize or relocate to a family-friendly area, this property offers a perfect blend of comfort and convenience. With fibre to the property, it's perfect for working from home, whilst the property also features three reception rooms, providing ample versatile space for family activities and entertaining. The property also boasts a spacious rear garden and a double integral garage. Located on a bus route and close to amenities and schools, this home offers easy access to everything a family needs.

The property is sold with the benefit of gas fired central heating and sealed unit uPVC double glazing throughout. Internally briefly comprises of reception hallway, snug, guest cloakroom, sitting room, kitchen, dining area, utility room and double integral garage. To the first floor is a bedroom with ensuite, with three further bedrooms and a family bathroom. On the second floor is a master suite, with a bedroom and an ensuite.

Entering the property through the composite door into reception hallway, there is an oak flooring and doors off to the sitting room, snug, guest cloakroom, dining kitchen and a staircase to the first floor.

The snug is a versatile space that could also be utilised as a home office, playroom or reading room and has a continuation of the solid oak flooring. The guest cloakroom has tile flooring, a pedestal wash hand basin with a chrome mixer tap and tile splashback, an electric extractor fan, and a spacious understairs storage cupboard.

Moving into the sitting room, it has a continuation of the oak flooring, with an oak fireplace with granite hearth and inset coal effect gas fireplace forming the focal point of the room.

The kitchen features ceramic tile flooring and rolled-edge preparation surfaces, with an inset 1 ½ composite sink, adjacent drainer, mixer tap, and tile splashback surround. A range of cupboards and drawers beneath includes an integrated Bosch dishwasher, fridge, separate freezer, double electric fan-assisted oven, microwave, and a four-ring gas hob with a Neff extractor fan canopy. Complementary wall-mounted cupboards and drawers are illuminated by LED downlights. There is also a door leading to the utility room and an opening into the dining room, which in turn has oak flooring and a uPVC sliding door to the rear garden.

Moving into the utility room, you'll find the ceramic tile flooring continues. The room includes rolled-edge preparation surfaces with an inset stainless steel sink, adjacent drainer, chrome mixer tap, and tile splashback. There is space and plumbing for a washing machine and a separate tumble dryer, along with cupboards beneath, a laundry cupboard, and a wall-mounted boiler. There is a wooden door leading outside and an internal door to the double integral garage.

On the first-floor landing, there are doors leading to the bedrooms, family bathroom, and an airing cupboard that houses the hot water tank.

The second bedroom features convenient built-in wardrobes and an opening into the dressing area, which includes additional wardrobes and a door to the ensuite. The ensuite is equipped with tile flooring and a white suite, comprising a pedestal wash hand basin with a chrome mixer tap, a low-level WC, and a double shower unit with a chrome mains shower.

Bedrooms three, four, and five are all doubles. Bedroom three includes useful built-in wardrobes, while bedroom four features loft hatch access and a practical walk-in wardrobe/storage cupboard.

Entering the family bathroom, you'll find tile flooring and a white suite that includes a pedestal wash hand basin with a chrome mixer tap, a low-level WC, and a corner raised bath with a chrome mixer tap and handheld showerhead. There is also a shower unit with a chrome mains shower.

Moving to the second floor, you'll find the master suite. This space includes a dressing area that can also be used as a study. It features a Velux roof window and a door leading to the master bedroom.

The master bedroom is dual aspect, offering fine elevated rooftop and countryside views from the front, and also has rear Velux roof windows. It includes useful built-in wardrobes, separate eaves storage cupboards, and a door leading to the ensuite.

The ensuite has tile flooring and a white suite, including a pedestal wash hand basin with a chrome mixer tap, a low-level WC, and a double shower unit with both a chrome mains shower and a rainfall showerhead. Additional features include an electric extractor fan, a Velux roof window, and loft hatch access.

Outside, at the front of the property, you'll find a well-maintained lawn and an adjacent double driveway providing off-street parking. The double integral garage features twin up-and-over doors, power, lighting, an internal door to the utility room, and a separate door leading to the rear garden.

Outside to the rear of the property is a spacious garden, comprising patio seating area, large lawn, with a further raised corner patio seating area, with raised herbaceous and flowering borders.

Agents note: 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).

**Property construction:** Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** Mains 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](http://www.gov.uk/government/organisations/environment-agency)

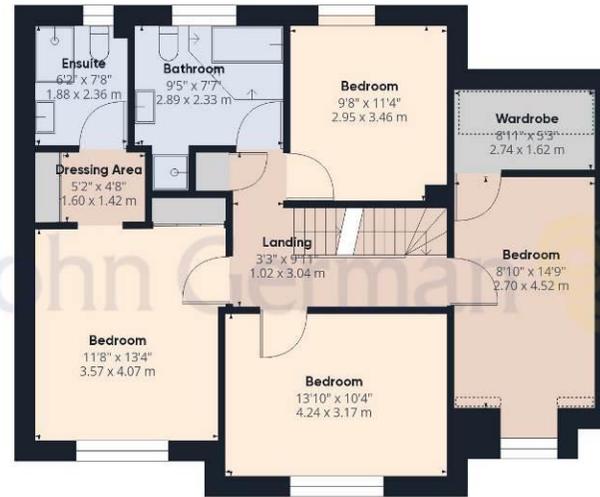
**Our Ref:** JGA28062024







Ground Floor



Floor 1



Floor 2

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

2335.54 ft<sup>2</sup>  
216.98 m<sup>2</sup>

Reduced headroom

44.9 ft<sup>2</sup>  
4.17 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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## Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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