

Tutbury Hollow

Ashbourne, DE6 1TD

John German





Tutbury Hollow

Ashbourne, DE6 1TD

£385,000

Ideal family home – Four bedroom detached modern home, situated on highly sought-after development in Ashbourne, having a single garage, close to countryside walks, road links, amenities and public transport.



Located in the popular development of Tutbury Hollow in Ashbourne, this well-presented four-bedroom detached home is perfect for families or couples looking for more space. Built by Radleigh Homes in 2016, the property is set on a small, quiet development, within easy walking distance of local amenities, schools, bus routes, and has quick access to the A52, making commuting simple. Whether you're upsizing or downsizing to a more manageable home, the property combines modern living with a convenient location.

The property is sold with the benefit of gas fired central heating and uPVC double glazing throughout and internally briefly comprises spacious entrance hallway, dual aspect sitting room and dining kitchen, utility room and a guest cloakroom. To the first floor is a master bedroom with ensuite, three further bedrooms and a family bathroom.

Entering the property through the composite front door, you are greeted by the entrance hallway. From here, French doors open into the sitting room, the dining kitchen, and there is access to a guest cloakroom. The cloakroom includes a pedestal wash hand basin with a chrome mixer tap, a low-level WC, and an electric extractor fan. The hallway also provides access to the staircase leading to the first floor.

Stepping into the dual-aspect dining kitchen, you'll find rolled edge preparation surfaces with an inset stainless-steel sink, adjacent drainer, and chrome mixer tap, all complemented by a matching upstand surround. The kitchen is well-equipped with a range of cupboards and drawers below, housing integrated appliances such as a fridge freezer, dishwasher, and an electric oven with grill. A four-ring induction hob with an extractor fan above completes the setup, alongside additional wall-mounted cupboards for extra storage.

The utility room features rolled edge countertops with an inset stainless steel sink, adjacent drainer, and chrome mixer tap, complemented by an upstand surround. There is a cupboard beneath, along with appliance space and plumbing for both a washing machine and a separate tumble dryer. There is a wall-mounted Vaillant boiler, while a composite door provides access to the rear garden. Additional features include an electric extractor fan and a useful under-stairs storage cupboard.

The sitting room benefits from a dual aspect, featuring uPVC French doors that open to the rear garden.

Moving up to the first-floor galleried landing, you'll find doors leading to the bedrooms, family bathroom, and a handy over-stairs storage cupboard.

The master bedroom is a generously sized double, complete with built-in wardrobes for added convenience. It also benefits from an en-suite, featuring tiled flooring and a white suite that includes a pedestal wash hand basin with a chrome mixer tap, a low-level WC, and a shower unit with a chrome mains shower.

The second and third bedrooms are both doubles, with the fourth bedroom being a good sized single.

The family bathroom has decorative wooden panelling and tiled flooring and includes a pedestal wash hand basin with a chrome mixer tap, a low-level WC, and a bath with a chrome mixer tap, handheld shower head, and shower screen. There is also an electric extractor fan and an airing cupboard housing the hot water tank.

The rear of the property features a low-maintenance garden that includes a raised paved patio seating area, complete with a timber pergola. The garden is primarily gravelled, with raised timber planters and a selection of mature trees and well-established herbaceous borders, creating a peaceful and attractive outdoor space.

To the side of the property is a tarmac tandem driveway providing off-street parking, which leads to the tandem garage, which has power, lighting and an up and over door.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

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 E

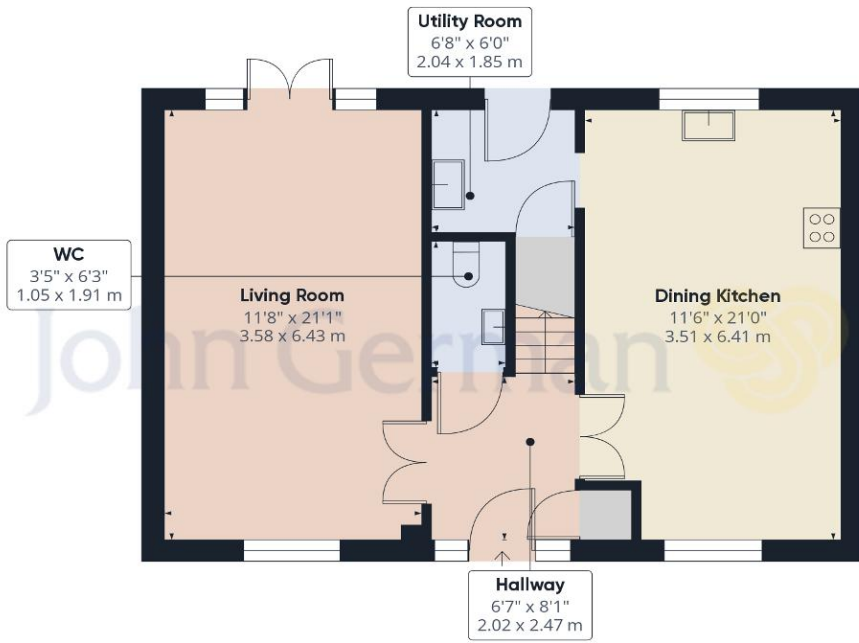
Useful Websites: www.gov.uk/government/organisations/environment-agency

www.derbyshiredales.gov.uk

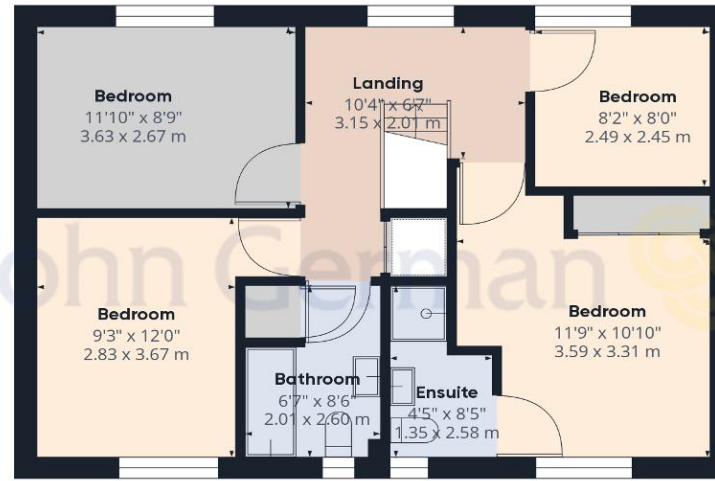
Our Ref: JGA/29082024







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1444.84 ft²

134.23 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 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
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



