

Davenport Grove

Ashbourne, DE6 1TQ

John German





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£589,950

Large executive five double bedroom, three reception room detached property with a detached double garage that has been significantly upgraded, situated on a popular development in Ashbourne that is within easy access to amenities, schools and the A52.

Located in Ashbourne, this immaculately presented and significantly upgraded family home boasts not only five double bedrooms and three bathrooms, but also three reception rooms, an open plan living dining kitchen, a utility room, and a guest cloakroom, as well as a detached double garage-making it a fine example of contemporary family living.

Situated on the edge of this sought-after development, the property enjoys a good plot with the added bonus of a southerly-facing garden. Additionally, it offers full Fibre internet connection, perfect for home working. The development benefits from well-maintained communal green spaces and a play area, all within quick walking distance to local amenities, countryside walks, and excellent travel links via the A52.

Stepping through the composite door, you're welcomed into a spacious reception hallway with doors off to the study, sitting room, guest cloakroom and the open-plan living dining kitchen. A staircase leads to the first floor, featuring a useful understairs storage cupboard.

The guest cloakroom is fitted with a pedestal wash hand basin with a chrome mixer tap, a low-level WC and an electric extractor fan.

The property features three versatile reception rooms, one of which is currently used as a study. This space is ideal for a home office, nursery, or snug, and includes bespoke built-in furniture with a desk, drawers, cupboards, and illuminated shelving-perfect for working from home.

The large sitting room offers a beautifully fitted media unit with shelving and cupboards, centred around an electric log-effect fireplace that serves as the room's focal point. Double doors lead into the formal dining room, which features uPVC French doors opening to the rear garden, along with an additional door providing access to the living dining kitchen.

The spacious living dining kitchen features sleek preparation surfaces with an inset 1 ½ stainless steel sink, adjacent drainer with a chrome mixer tap, all complemented by a matching upstand surround. A range of cupboards and drawers sit beneath, housing integrated appliances including an AEG dishwasher, wine cooler, fridge freezer, double AEG electric fan-assisted oven and grill and an AEG five-ring gas hob with matching extractor fan. Wall-mounted cupboards provide additional storage while the central island, topped with quartz surfaces, offers extra workspace along with cupboards, shelving and ample seating. uPVC French doors open to the rear garden plus a convenient internal door lead into the utility room.

The utility room has preparation surfaces featuring an inset stainless steel sink with an adjacent drainer and a chrome mixer tap, complemented by a matching upstand surround. Beneath the worktops, a range of cupboards provide storage along with integrated appliances including a washing machine and a separate tumble dryer. Wall-mounted cupboards offer additional storage space, with one housing the Ideal boiler. A composite door provides convenient access to the side of the property.

Moving onto the first floor galleried landing, there are doors off to the bedrooms, bathroom and two storage cupboards, one of which houses the hot water tank.

The master bedroom is exceptionally spacious and filled with natural light, featuring a dedicated dressing area with built-in wardrobes and an en-suite bathroom. The four-piece en-suite includes a pedestal wash hand basin with a chrome mixer tap, a low-level WC, a bath with a chrome mixer tap, a double shower unit with a chrome mains shower and a ladder-style towel rail.

On the first floor, you'll find two additional double bedrooms each featuring convenient built-in wardrobes. The spacious four-piece family bathroom includes a pedestal wash hand basin with a chrome mixer tap, a low-level WC, a double shower unit with a chrome mains shower, a bathtub with a chrome mixer tap and a ladder-style heated towel rail.

On the second-floor landing, doors lead to two additional double bedrooms, each offering practical built-in wardrobes and cupboards. These bedrooms share a well-appointed Jack and Jill bathroom, which features a white suite, including a pedestal wash hand basin with a chrome mixer tap, a low-level WC, a bathtub with a chrome mixer tap and a double shower unit with a chrome mains shower. There is also a ladder-style heated towel rail and a Keylite roof window to the rear.

The rear of the property boasts a beautifully presented, well-maintained southerly facing garden featuring a spacious patio seating area, perfect for outdoor entertaining. Steps lead up to a raised lawn, bordered by additional patio and gravel seating areas, offering versatile spaces for relaxation. The garden is enclosed by wooden slatted panelling, complemented by well-manicured trees, adding a degree of privacy and style.

To the side of the property is a double tarmac driveway providing ample off-street parking for multiple vehicles giving access to the double detached garage which has power, lighting and up and over doors.

Note: There is an estate management fee of £157 per annum to Warwick Estate Property Management Ltd.

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 & double garage

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 F

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

Our Ref: JGA/11092024

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.

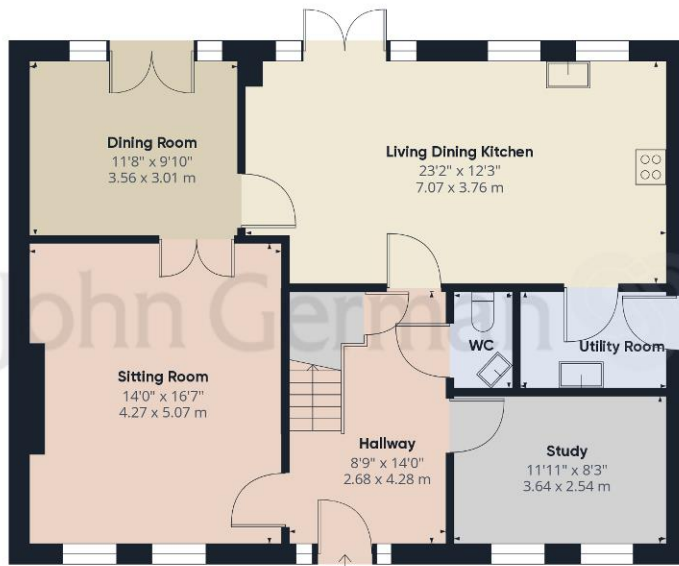




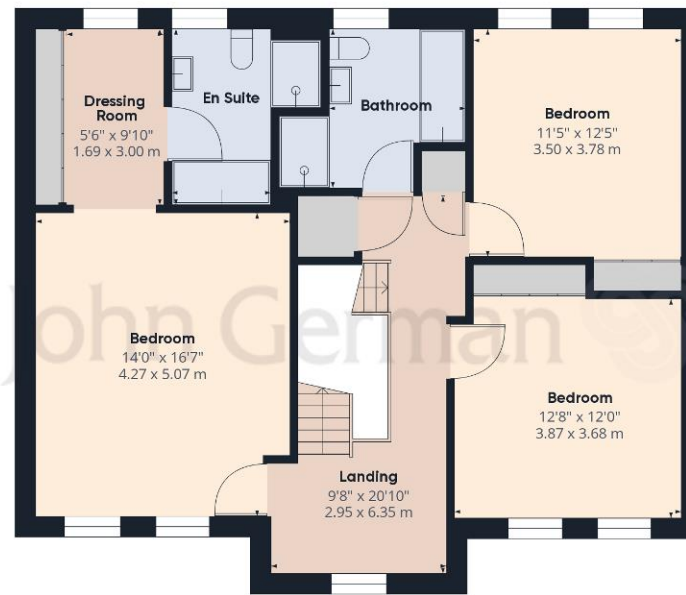




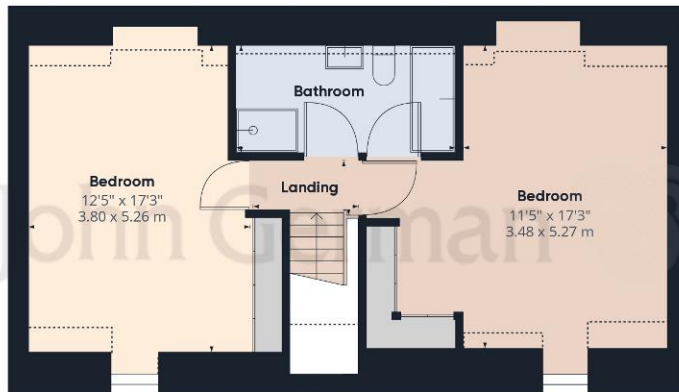




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2701.31 ft²

250.96 m²

Reduced headroom

75.46 ft²

7.01 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

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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		92 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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