

Churnet Close

Mayfield, Ashbourne, DE6 2LR

John
German





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£480,000

Well-presented four bedroom detached family home in a quiet Mayfield cul-de-sac with stunning countryside views. Features include a spacious rear garden, detached double garage, master bedroom with en suite plus two separate reception rooms.

NO UPWARD CHAIN

A well presented four-bedroom detached family home situated in a quiet and popular cul-de-sac in Mayfield. This property boasts a wealth of features that make it the ideal choice for families, with stunning open field and countryside views. The property is sold with the benefit of no upward chain, uPVC double glazing and gas fired central heating.

Externally, the property benefits from a detached double garage and off-street parking, ensuring plenty of room for vehicles. The spacious rear garden is a standout feature, providing a private and spacious outdoor space for children to play or for relaxing with loved ones while soaking in the scenic views. With ultrafast fibre available, this home is perfect for those working from home, ensuring reliable and fast internet.

Entering into the reception hallway, there is a staircase to the first floor with a useful understairs storage cupboard and doors off to the sitting room, dining room, kitchen and utility room.

The kitchen has rolled-edge preparation surfaces, along with an inset 1 ½ stainless steel sink, adjacent drainer and chrome mixer tap. It includes a range of cupboards and drawers for storage, with integrated appliances such as a dishwasher and an electric oven with a four-ring induction hob and extractor fan. Wall-mounted cupboards provide extra storage space. There's a uPVC door giving access to the side of the property, and another door leads into the dining room, which benefits from windows on both the front and side.

The utility room is equipped with rolled-edge preparation surfaces along with space and plumbing for a washing machine and other white goods. It also features wall-mounted cupboards for additional storage, housing the Ideal boiler. There is also a low-level WC and wash hand basin.

Walking into the sitting room, it benefits from being dual aspect from front to back with uPVC sliding door leading to the rear garden. There is a marble fireplace with inset electric fire and marble hearth, forming the focal point of the room.

Moving up to the first floor landing, there is a loft hatch access and useful over stairs storage cupboard, with doors off to the bedrooms and family bathroom.

The master bedroom is a well-proportioned double featuring built-in wardrobes for convenient storage and a door leading to the ensuite. The ensuite is fitted with a white suite including a wash hand basin with a chrome mixer tap and vanity cupboards beneath, a low-level WC, and a double shower unit with a mains-fed chrome shower and rainfall showerhead. Additionally, there is a useful storage cupboard located over the stairs.

Bedrooms two and three are both spacious doubles, with bedroom three benefiting from built-in wardrobes for extra storage. Bedroom four is a generously sized single room, currently used as a study, offering beautiful views over the garden and the surrounding fields and countryside.

The family bathroom has a pedestal wash hand basin with taps, a low level WC and bath with hot and cold taps.



Outside to the side of the property is a large tarmac driveway, providing ample off-street parking, which leads to the detached double garage, which has power, lighting loft hatch access and twin up and over doors.

Undoubtedly one of the main selling features of the property is the spacious rear garden with open field and countryside views. The garden comprises mainly laid lawn with herbaceous and flowering borders.

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: Off street

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Ultra fast 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: East Staffordshire Borough Council / Tax Band F

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

Our Ref: JGA/17102024



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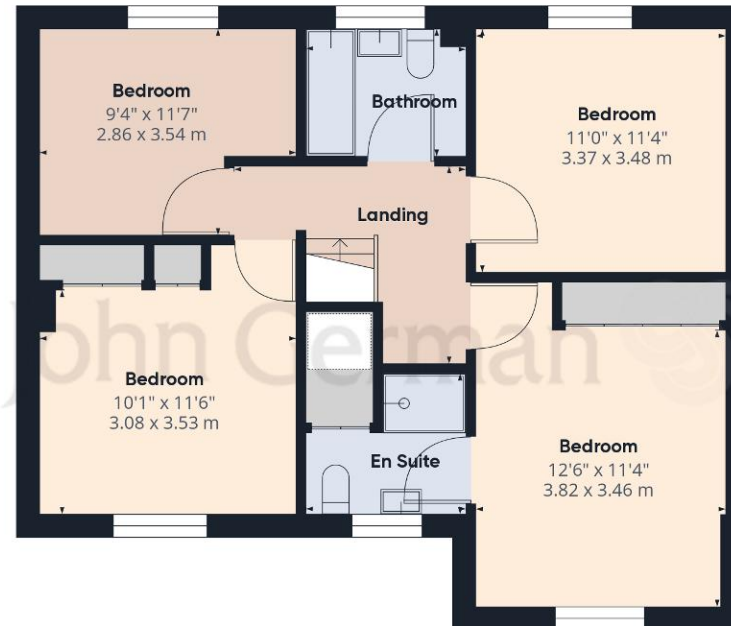
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Ground Floor Building 1

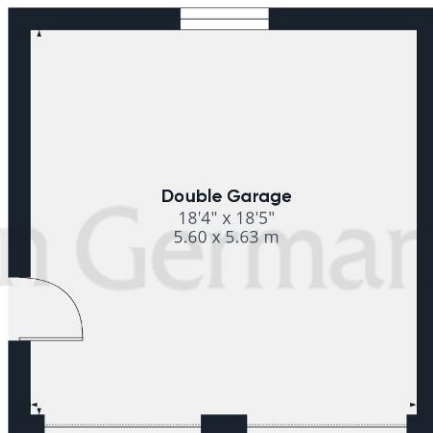


Floor 1 Building 1

Approximate total area⁽¹⁾

1710.71 ft²

158.93 m²



Ground Floor Building 2

(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.

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