

Quixhill Close

Ashbourne, DE6 1JW

John German





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£520,000

Spacious five-bedroom detached family home in a sought-after location near schools, amenities and transport links. Features three reception rooms, a well-maintained garden, two en-suites, family bathroom, double garage and off-road parking. Perfect for flexible family living.



A spacious five-bedroom detached property ideal for family living. The location is perfect for families, with schools, amenities, and bus routes all nearby. Inside, the property offers three reception rooms, providing plenty of flexibility for everyday living, along with a well-maintained garden that's perfect for enjoying time outdoors. Two of the bedrooms benefit from en-suite facilities, and there's also a family bathroom. The home also features a double garage and off-road parking. With its convenient location close to shops, cafes and local attractions, this property combines space, comfort and accessibility. A fantastic opportunity for anyone looking for a family home in a desirable area. Viewing is highly recommended.

Entering into the spacious hallway, there are doors off to the study, dining room, guest cloakroom, sitting room and dining kitchen, with a staircase to the first floor. The study is a versatile space that can easily adapt to your needs, whether as a dedicated home office, a games room, or a playroom. It also features a handy understairs storage cupboard. The property boasts two additional reception rooms, comprising a well-proportioned dining room and a comfortable sitting room. The sitting room features aluminium sliding doors that open directly onto the rear garden, with a coal-effect gas fire with a marble surround and hearth, forming the focal point of the room. There is a guest cloakroom with a pedestal wash hand basin with taps and a tile splashback and low level WC.

The dining kitchen is both functional and well-designed, with preparation surfaces that include an inset 1½ stainless steel sink, an adjacent drainer and a tiled splashback. There are a range of cupboards and drawers, an integrated dishwasher, a double electric fan-assisted oven and grill and a four-ring gas hob with extractor fan. Space is provided for a freestanding fridge/freezer, with additional wall-mounted cupboards for storage. The dining area has a door into the utility and aluminium sliding door to the rear garden. The tiled flooring continues into the utility room, which includes a rolled-edge work surface with an inset stainless steel sink, drainer, and chrome mixer tap, complemented by a tiled splashback. There is a cupboard beneath, along with space and plumbing for a washing machine and a separate tumble dryer. The room also contains a recently fitted wall-mounted Ideal boiler and has a wooden door leading to the side of the property.

The first-floor galleried landing provides access to all the bedrooms and the family bathroom, as well as a loft hatch and an airing cupboard that houses the pressurised hot water cylinder. The master suite is a generously sized double bedroom offering lovely views of the surrounding countryside. It features full-length fitted wardrobes and an opening into a dedicated dressing area, complete with a built-in dressing table, drawers, and additional cupboards for storage. A door from the dressing area leads to the en-suite, which is fitted with a modern white suite. This includes a wash hand basin with a chrome mixer tap and vanity drawers beneath, a low-level WC, and a double shower unit with a chrome mains-fed rainfall shower. The en-suite is further enhanced by a chrome ladder-style heated towel rail and an electric shaver point. The second bedroom is another spacious double, complete with built-in wardrobes and its own en-suite for added convenience. The en-suite features tiled flooring and includes a pedestal wash basin with taps, a low-level WC, and a shower unit fitted with a chrome mains-fed shower. The third and fourth bedrooms are both doubles, with the fourth bedroom being a good sized single, currently utilised as a study. The family bathroom is fitted with a modern white suite, including a pedestal wash hand basin, a low-level WC, a bath with a chrome mixer tap and handheld shower attachment, and a separate shower unit with a chrome mains-fed shower.

Outside to the rear of the property, is a well-maintained private garden comprising patio seating area, which gives way to a laid lawn with herbaceous and flowering borders. Outside to the front of the property is a double tarmac driveway, which leads to a double garage, with twin up and over doors, power, lighting, electric circuit board with a wooden door to the side.

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: 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

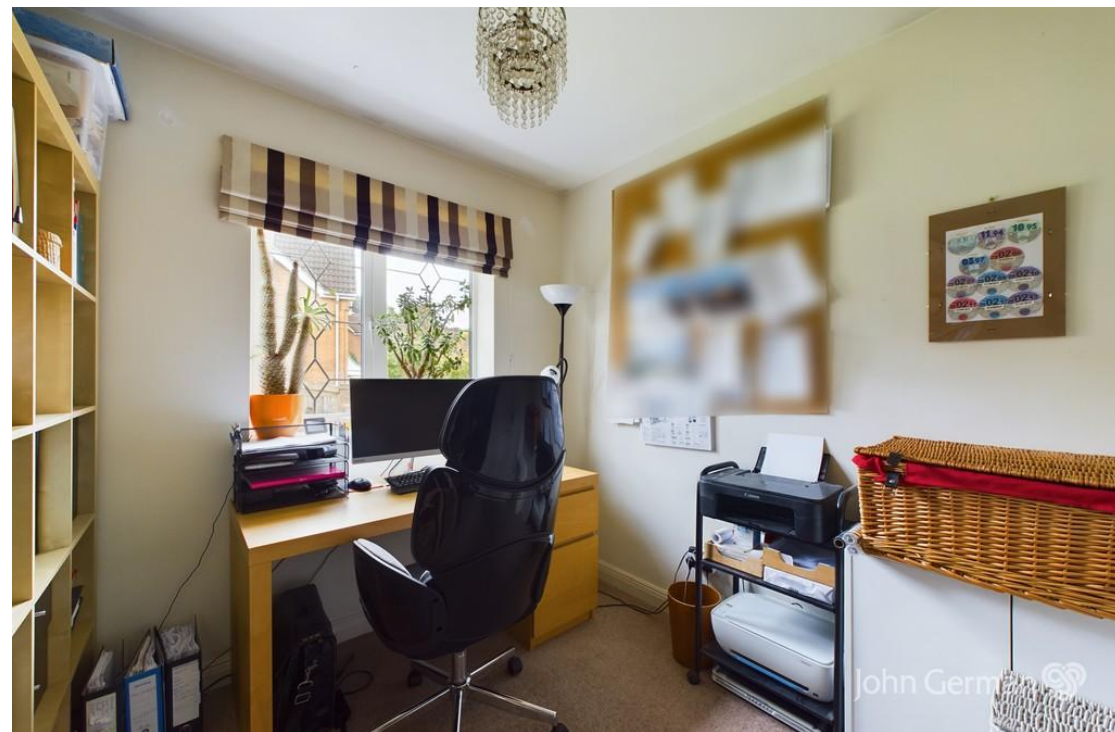
Useful Websites: www.gov.uk/government/organisations/environment-agency

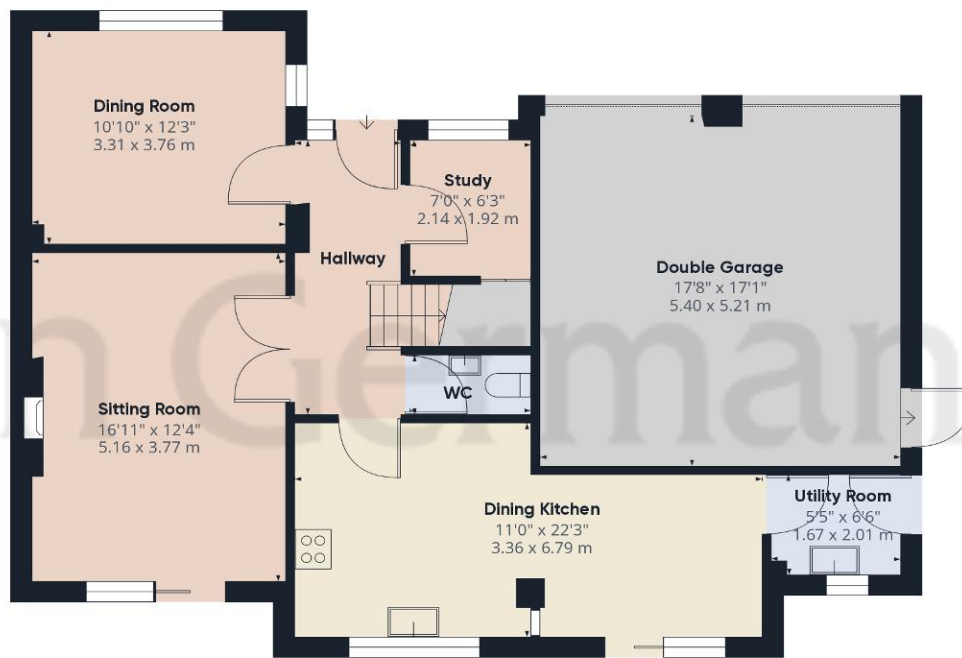
www.derbyshiredales.gov.uk

Our Ref: JGA/07112024

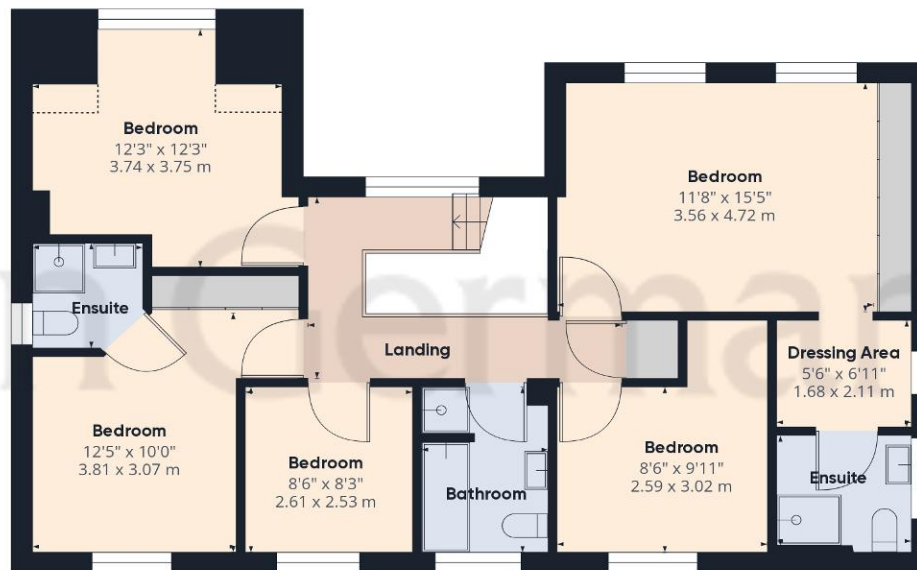
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1944.59 ft²

180.66 m²

Reduced headroom

8.72 ft²

0.81 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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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		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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