

# Beeley Close

Ashbourne, DE6 1UA

John German 



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£425,000

Built in 2020 by Chevin Homes, this high specification four bedroom detached home offers a modern dining kitchen, utility and study, master with ensuite, spacious garden, garage and driveway parking. Fibre broadband available. Close to amenities with easy access to the A52.

A four bedroom detached home built in 2020 by Chevin Homes, offering well planned accommodation suited to modern family life. Constructed to a high specification, the property provides a practical layout with quality fixtures and fittings throughout. Fibre to the premises is available, making it ideal for home working as well as everyday connectivity. The house is conveniently positioned close to local amenities, parks and schools, with swift access to the A52 for commuting.

A composite entrance door opens into a spacious reception hallway with staircase to the first floor and doors leading to the dining kitchen, sitting room, study and guest cloakroom.

The dining kitchen is fitted with marble preparation surfaces and a range of cupboards and drawers. Integrated appliances include a fridge freezer, double electric oven and grill, dishwasher, and a four ring electric hob with extractor above. A matching island incorporates a 1½ inset stainless steel sink with adjacent drainer and chrome mixer tap, additional storage beneath and space for seating. There is a bay window to the front and uPVC French doors opening onto the rear garden, with access through to the utility room.

The utility room continues the marble work surfaces and provides appliance space and plumbing for a washing machine, storage cupboard beneath, and a wall mounted cupboard housing the boiler. There is a useful understairs storage cupboard, extractor fan and composite door leading to the rear garden.

The property benefits from two reception rooms. The main sitting room has uPVC French doors opening onto the rear garden. The study overlooks the front via a bay window and offers flexible use as a playroom, nursery or snug.

The guest cloakroom is fitted with a wash hand basin with chrome mixer tap and tiled splashback, low level WC, extractor fan and houses the electric consumer unit.

To the first floor, the landing provides access to all bedrooms and the family bathroom, along with a loft hatch, storage cupboard and separate airing cupboard housing the hot water tank.

The principal bedroom is a spacious double with modern fitted wardrobes and benefits from an ensuite shower room. The ensuite is fitted with tiled flooring, a pedestal wash hand basin with chrome mixer tap, low level WC, corner shower unit with chrome mains shower, chrome ladder style heated towel rail and extractor fan.

Bedroom two is a further double room with fitted wardrobes and drawers. Bedroom three is also a double with dual aspect windows to the front and side. Bedroom four includes fitted wardrobes and additional drawer storage.

The family bathroom is fitted with tiled flooring, pedestal wash hand basin with chrome mixer tap, low level WC and a bath with chrome mixer tap and chrome mains shower over with glass screen. There is also a chrome ladder style heated towel rail, extractor fan and electric shaver point.

To the rear, the property enjoys a spacious garden with a large paved patio seating area, laid lawn and a gravel section at the far end. To the side, a driveway provides off street parking and leads to a single garage with power and lighting, side access door and 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:** Driveway & garage **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 E

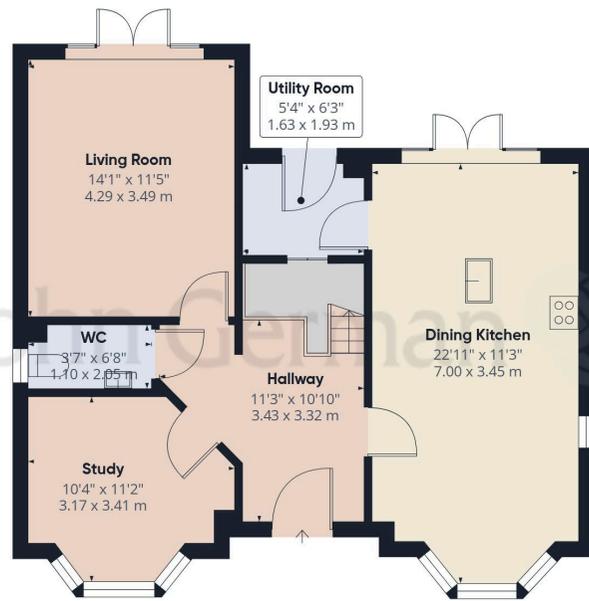
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

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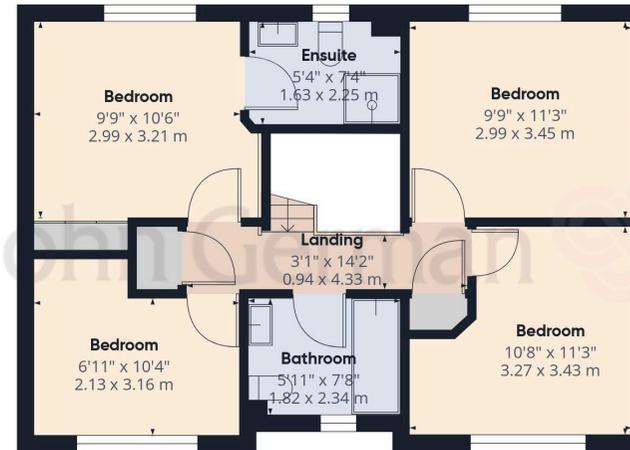
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1435 ft<sup>2</sup>

133.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### 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.

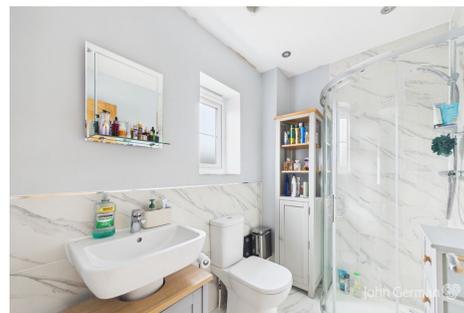
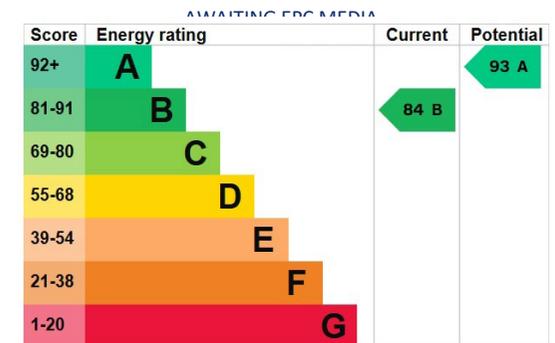
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