

# Booth Drive

Ashbourne, DE6 1SZ

John   
German









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Ashbourne, DE6 1SZ

£575,000

A stunning five bedroom detached three storey house that has been extended to provide an adjoining one bedroom annex, ideal for a dependent relative, plus a detached garage all situated on an impressive corner plot.



Main entrance door opens into a stunning reception hall with tiled floor, feature staircase with balustrade leading to the first floor and doors off to the mains rooms including the guest WC.

On your left is a study/office with a feature window and to your right is a good sized dual aspect sitting room with bay window, feature stone effect fireplace with gas fire and marble hearth, and double doors leading to the rear.

Also off the hall is a breakfast/family room with tiled floor that continues into the adjoining dining room having doors to the rear garden. Adjacent to the breakfast/family room is the luxury recently refitted breakfast kitchen with a contemporary high gloss range of units with work surfaces incorporating a one and a half bowl sink unit, gas range cooker with extractor over and integrated fridge freezer, microwave, dishwasher and wine rack. Tiled floor and doors out to rear garden. A matching utility room has also been refitted with wall mounted units, work surface over, stainless steel inset sink, plumbing for washing machine, space for a dryer and tiled floor.

Off the utility a door leads to the annex that consists of a living kitchen with a range of base and wall mounted units, roll top work surface, stainless steel sink and drainer, space for fridge, plumbing for washing machine and French doors to the rear garden. A door leads to a bedroom with its own en suite wet room fitted to a high standard.

On the first floor the superb landing has a juliet balcony and central staircase rising to the second floor. The master bedroom suite has an archway to a dressing room having fitted wardrobes and a door to an en suite fitted with a three-piece white suite and heated towel rail.

There are two further bedrooms and a fitted family bathroom fitted with a white three-piece suite including corner bath and tiled floor.

The second floor has two impressive double bedrooms both with fitted wardrobes and a white fitted shower room.

### Outside

The property is situated on an impressive corner plot with iron railings and entrance to the driveway providing an extensive parking area with an adjacent lawn, mature trees and shrubs. A detached double garage has two up and over doors, power and lighting.

Side access leads to the landscaped rear garden that has a paved patio area and slightly elevated decked seating area with lawn beyond, gravelled planting beds and to the side is a decorative stoned area.

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

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

**Our Ref:** JGA/08102020

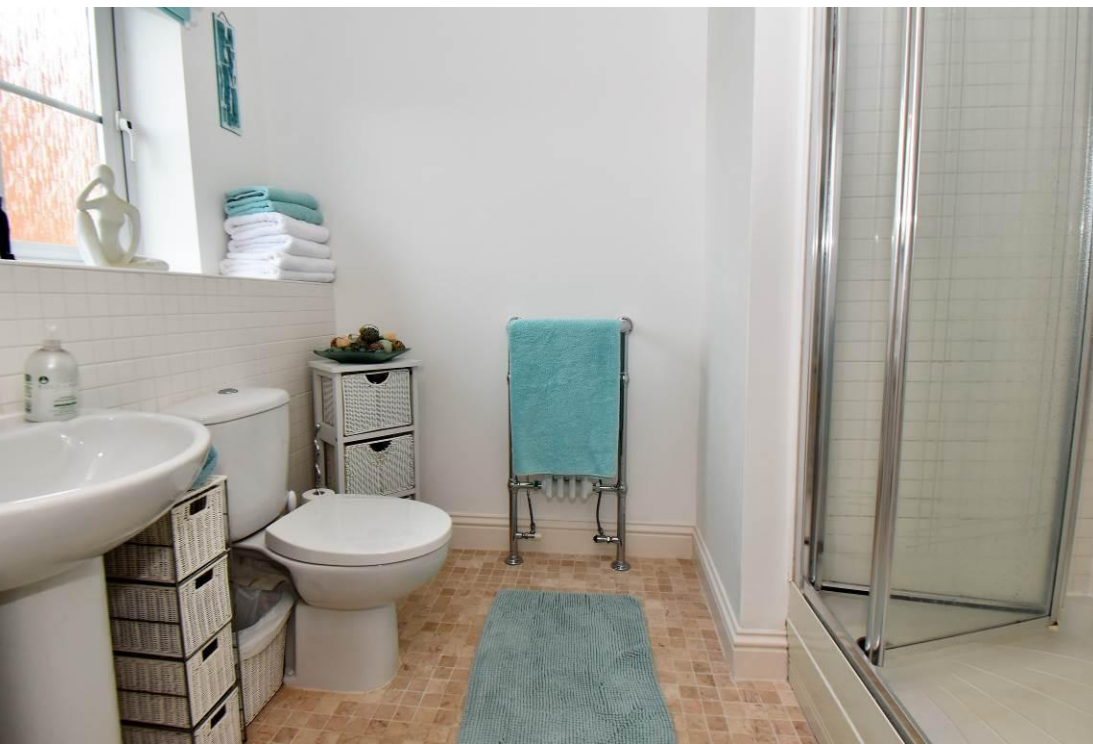
**Local Authority/Tax Band:** Derbyshire Dales District Council / Tax Band F











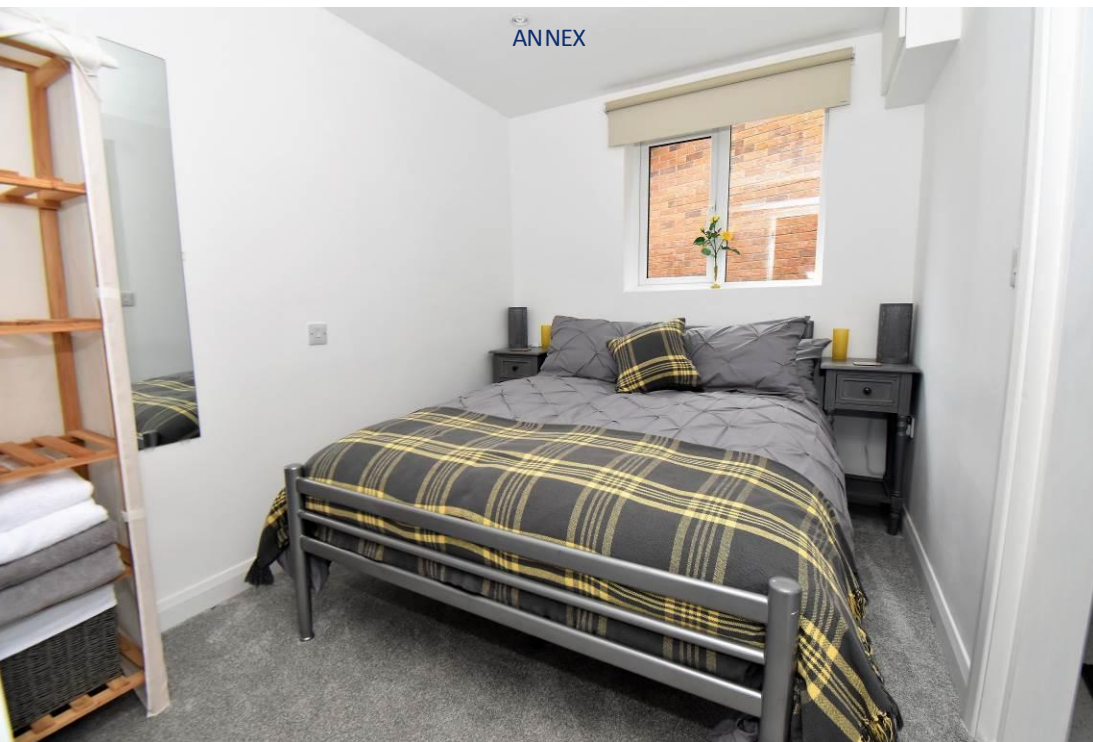








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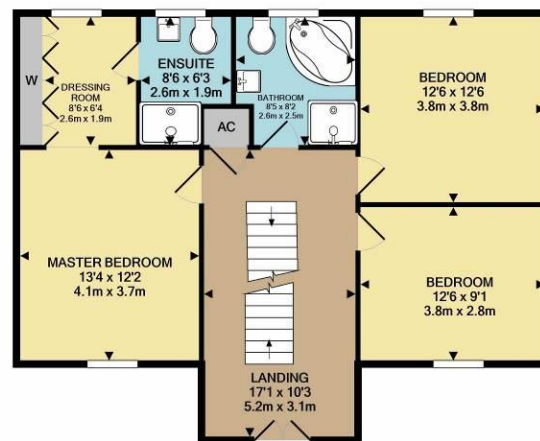


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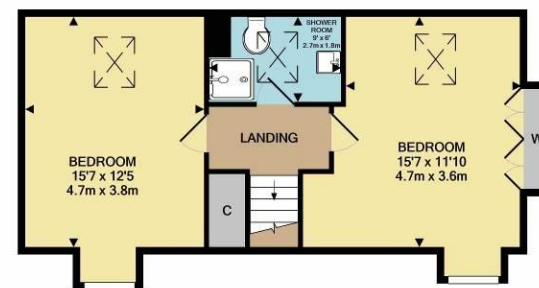




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Agents' Notes

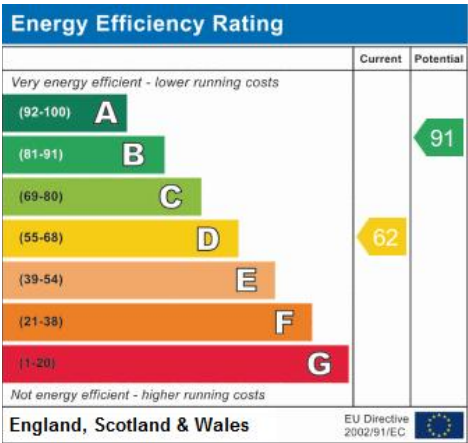
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

### 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.



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