

The Park

Mayfield, Ashbourne, DE6 2HT



Splendid four bedroom detached family home with double garage that has been fully upgraded to offer modern, spacious accommodation throughout. Located on a popular development in the village of Mayfield which is very easily accessible to Ashbourne.

£485,000

John German

A splendid four bedroom detached house, located in the popular village of Mayfield which is easily accessible to Ashbourne. The property has been upgraded inside, offering a fantastic kitchen, bathroom and en-suite, with 1500ft gross internal area providing a spacious family home.

Mayfield is a larger village on the Staffordshire side of the River Dove, close to Ashbourne, being approximately two miles from Ashbourne. Its divided up into Mayfield, Church Mayfield, Wallash, Middle Mayfield and Upper Mayfield. The village is very close to all Ashbourne schools and local Staffordshire primary schools that feed the excellent QEGS secondary school in Ashbourne. It also has a convenient local store.

The entrance is via a storm porch which leads to the reception hallway, having Karndeian flooring, stairs off to the first floor accommodation and doors off to the main rooms. There is also a guest cloakroom with a white suite and tiled flooring.

The luxury kitchen is fitted with a range of hand painted base and wall mounted units with solid Quartz worktops, inset one and a half bowl stainless steel sink, induction hob with extractor above and two electric fan assisted ovens, as well as an integrated washing machine, tumble dryer and dishwasher. Additionally, there is space for an American-style larder fridge, as well as a useful pantry for storage. Karndeian flooring runs throughout and an opening leads into a spacious dining room with matching flooring, a door opening out onto the rear garden, and a useful storage cupboard.

The separate sitting room has a feature, high quality, Danish 'RAIS' wood burning stove and Karndeian flooring. In addition to this, there is also an additional family room which could also be used as a study, again with Karndeian flooring.

To the first floor, there is a spacious landing and doors off to the main rooms, including an impressive master bedroom which has been fitted with high quality wardrobes with a dual aspect and the benefit of a refitted en-suite shower room with a white suite comprising of a double width shower cubicle, wash basin with contemporary vanity unit and heated towel rail. The second and third bedrooms also enjoy high quality fitted wardrobes and drawers, as well as there being a further bedroom are two further bedrooms and a refitted family bathroom with a white suite including a P-shaped bath, mixer shower over, wash hand basin with contemporary vanity unit and a heated towel rail.

Outside, the property is approached by a tarmacadam driveway providing ample parking with lawns, display borders, access to the rear and the double garage which has an automated roller door, power, lighting and access to the rear garden. The rear garden has a private aspect and is of a good size with a two tiered with a patio area, wood store, lawns, hedging and an additional play area.

Please Note: There is a covenant to prevent the parking of caravans on the development.

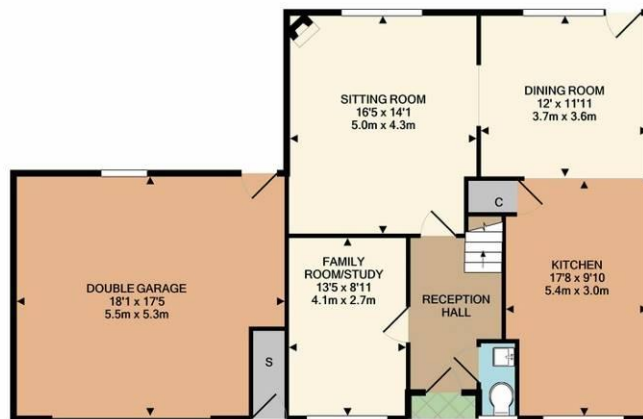
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

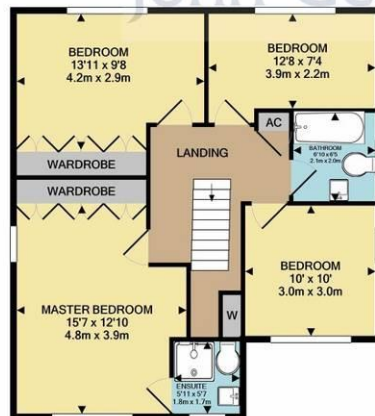
Useful Websites: www.environment-agency.co.uk

Our Ref: JGA/080121

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F



GROUND FLOOR



1ST FLOOR

John German

While 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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