





**\*\* FOUR BEDROOM DETACHED \*\***  
**DOUBLE GARAGE \*\* BUILDERS**  
**WARRANTY IN PLACE \*\* SET BACK FROM**  
**ROAD \*\***

Situated on the popular David Wilson estate in Ashbourne, stands this contemporary four bedroom detached property. Having the benefits of full double glazing and central heating. In brief, the property comprises reception hallway, study, dining room, lounge, open plan living/dining kitchen, utility room, four double sized bedrooms with two en-suites and separate family bathroom.

Internal inspection is highly recommended to fully appreciate the scope of accommodation on offer. Viewings are strictly by appointment only and can be arranged by contacting ABODE Estate Agents.



 **ABODE**  
SALES & LETTINGS

## Reception Hall

With UPVC double glazed window to the front elevation, double glazed front entrance door leading into, a dogleg staircase rising off to the first floor landing, double central heating radiator, smoke alarm, useful under stairs cloaks cupboard, thermostat, telephone point.

## Study

With UPVC double glazed window to the front elevation, double central heating radiator.

## Dining Room

With UPVC double glazed window to the front elevation, double central heating radiator.

## Lounge

With UPVC double glazed French doors leading to the rear patio with UPVC double glazed windows to either side, two double central heating radiators, TV aerial point and telephone point.

## Kitchen/Diner

With UPVC double glazed windows to rear elevation, UPVC double glazed French doors leading out to the rear patio with Hilary fitted blinds, two double central heating radiators, TV aerial point, the high specification kitchen features a range of matching high-gloss base and eye level storage cupboards and drawers with soft close, integrated appliances include double ovens, gas hob with matching extractor hood, 1 1/2 stainless steel sink and drainer with mixer tap, integrated fridge and freezer, LED downlighting, roll top preparation work surfaces. Internal door leads to:



## Utility Room

With a double glazed side access door, matching high-gloss base and eye level storage cupboards with roll top preparation work surfaces, stainless steel sink and drainer with mixer tap, central heating gas boiler, door leading to side entry.

## First Floor Landing

With access into loft space via loft hatch, central heating radiator, smoke alarm, airing cupboard which houses the hot water cylinder







### Bedroom One

With a UPVC double glazed window to the front, central heating radiator, TV aerial point, thermostat. Dressing area which features a range of built-in double wardrobes complete with high-level shelving and hanging rails, central heating radiator, UPVC double glazed window to rear elevation, door leading into:

### En-suite

With UPVC double glazed frosted glass window to the rear elevation, a four piece shower room suite comprising of low-level WC with Continental flush, pedestal wash hand basin with mixer tap, double shower cubicle with sliding glass screen and complementary tiling to wall coverings, bath unit with mixer tap and tiled surround, heated towel radiator, shaving point, spot lighting to ceiling, extractor fan.

### Bedroom Two

With UPVC double glazed window to the rear elevation, double central heating radiator,, door leading into:

### En-suite Two

With a UPVC double glazed frosted glass window to side elevation, a three-piece shower room suite comprising of low-level WC with continental flush, pedestal wash hand basin with mixer tap, double shower cubicle with complementary tiling to wall coverings, heated towel radiator, extractor fan, tiling to floor and wall coverings.

### Bedroom Three

With UPVC double glazed window to the front elevation and central heating radiator.

### Bedroom Four

With UPVC double glazed window to the front elevation and double central heating radiator.

### Family Bathroom

With UPVC double glazed frosted glass window to the rear elevation, a four piece bathroom suite comprising of low-level WC with Continental flush, pedestal wash and basin with mixer tap, shower cubicle with tiling to wall coverings, extractor fan, central heated towel radiator.

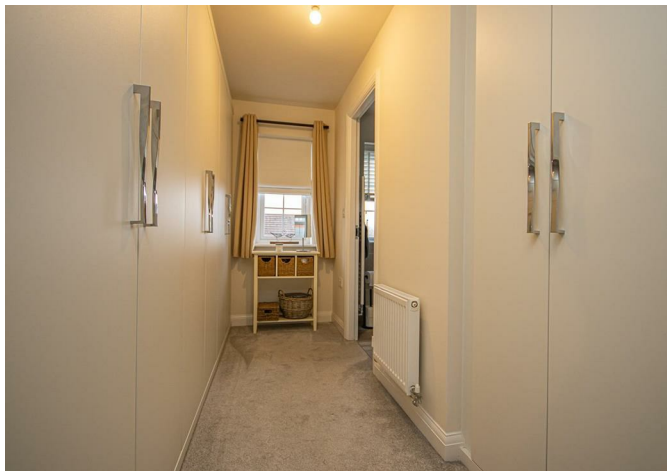
### Double Garage

With two up and over doors to the front elevation.

### Outside

To the side elevation is a large off road parking bay area leading up to the detached double garage. To the rear is a block paved patio area ideal for entertaining, the garden is laid to lawn throughout with timber boundary fencing. Behind the garage are bespoke timber framed vegetable beds. A fixed EV Car Charging port is situated on the side elevation and will be included with the sale.





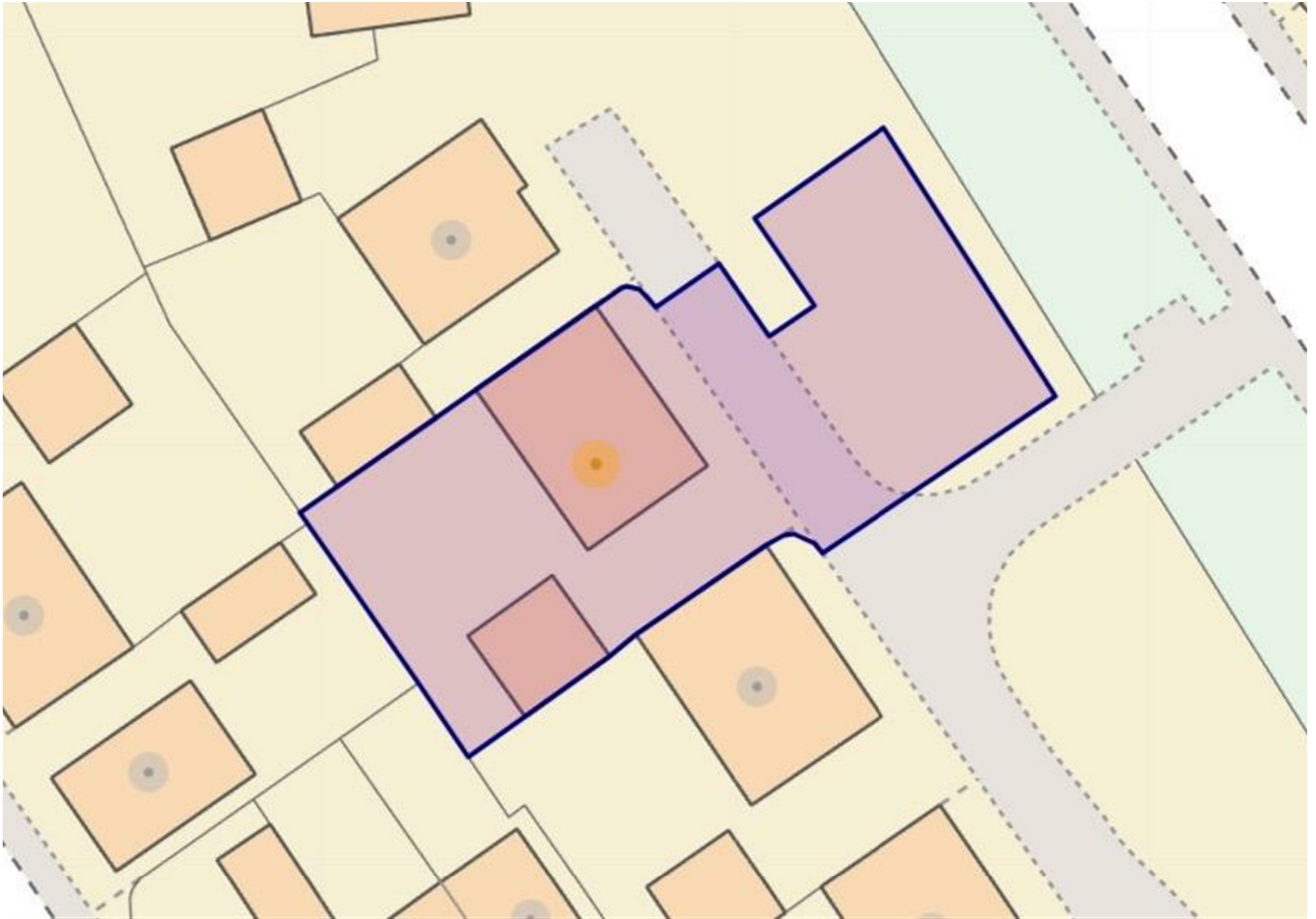




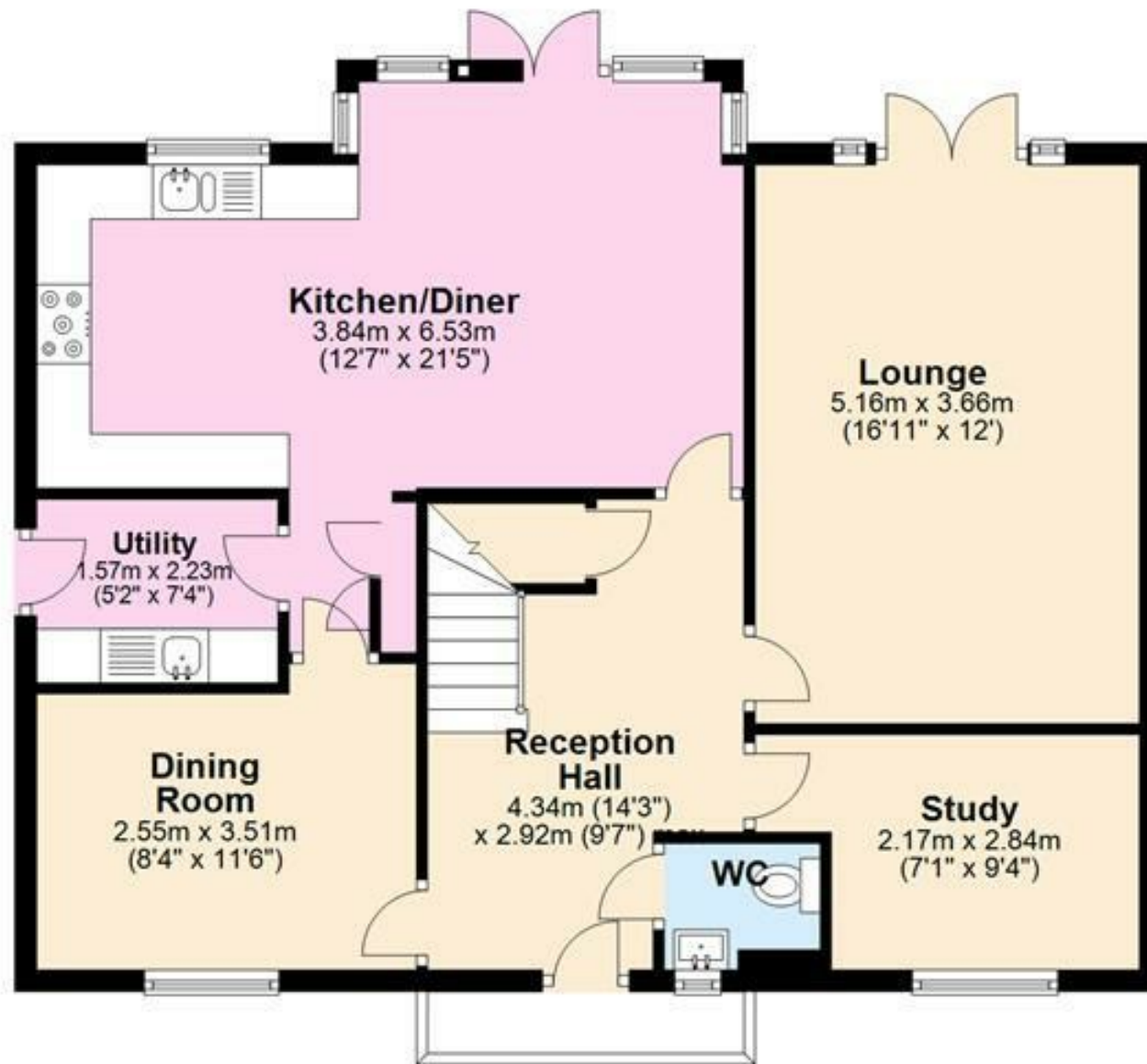








## Ground Floor

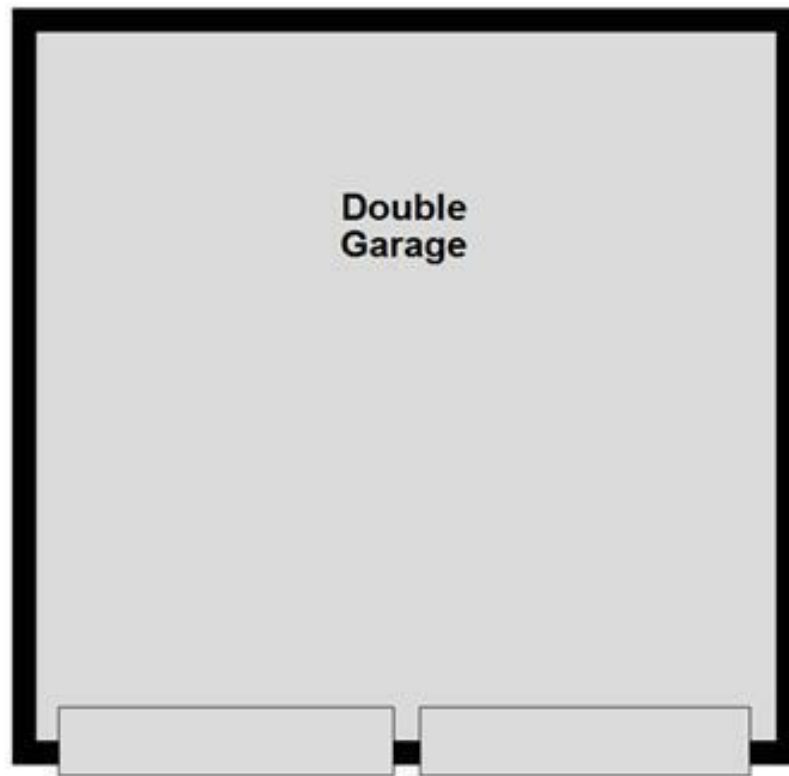


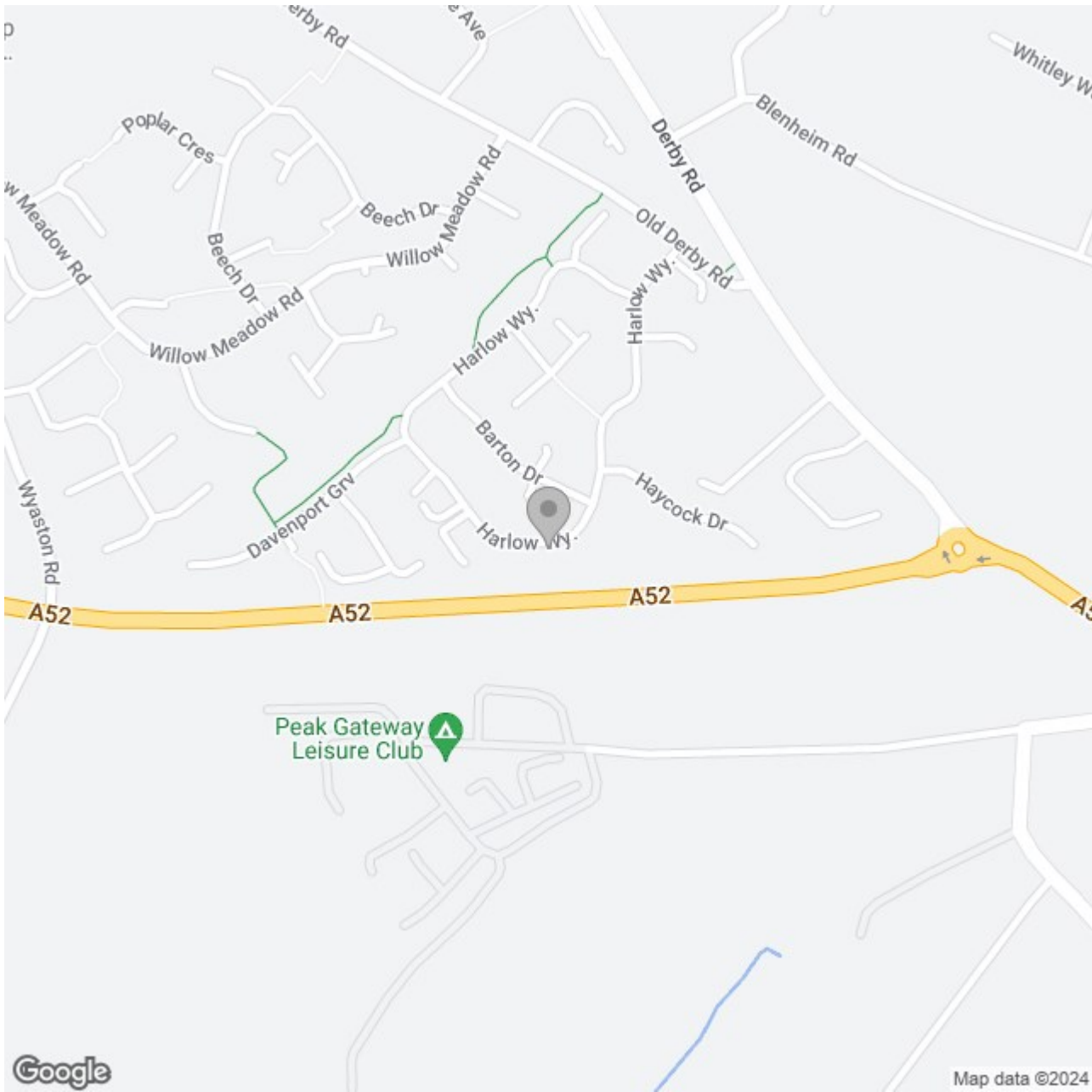
Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.

# First Floor



**Garage**





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	