

THE NEWBERY 2 Magnolia Drive Derby Road, Ashbourne, DE6 1LZ

**** PART EXCHANGE WEEKEND 27th and 28th APRIL CALL 01335 300600 FOR MORE INFORMATION ****

* CONSIDER OUR HOME MOVING SERVICE

* BOOK EARLY TO AVOID DISAPPOINTMENT

FINISHED TO A HIGH SPECIFICATION INCLUDING NEFF APPLIANCES IN THE KITCHEN, CARPETS AND HERRINGBONE KARDENE FLOORING.

Last opportunity at Sycamore Grange, an exclusive development of just Five detached executive homes set on the outskirts of the highly desirable market town of Ashbourne. Built by Cameron Homes each house at Sycamore Grange is finished to the highest standards with plenty of impressive design features to create a truly beautiful home. With a 10 year NHBC warranty for further peace of mind.

**T&C'S APPLY.

£675,000

THE NEWBERY 2 Magnolia Drive

Derby Road, Ashbourne, DE6 1LZ



- PART EXCHANGE WEEKEND 27TH AND 28TH APRIL
- CALL 01335 300600 FOR MORE INFORMATION
- Stunning Kitchen/Family Room
- Integrated Appliances
- Porcelanosa Tiling to En-suite & Bathroom
- Part Exchange Available
- Large Living Room & Study
- Five Bedrooms
- Three Bathrooms
- Paved Private Driveway & Double Garage

DESCRIPTION

THE NEWBERY

LIVING

12'1" x 22'4" (3.68 x 6.81)

KITCHEN

12'0" x 11'5" (3.66 x 3.48)

FAMILY

10'5" x 11'5" (3.18 x 3.48)

BREAKFAST

13'2" x 7'9" (4.01 x 2.36)

UTILITY ROOM

7'0" x 6'7" (2.13 x 2.01)

DINING ROOM/STUDY

13'7" x 11'0" (4.14 x 3.35)

WC

7'0" x 3'8" (2.13 x 1.12)

MASTER BEDROOM

13'6" x 9'7" (4.11 x 2.92)

ENSUITE 1

9'9" x 4'11" (2.97 x 1.5)

DRESSING ROOM

9'9" x 4'9" (2.97 x 1.45)

BEDROOM TWO

8'11" x 12'0" (2.72 x 3.66)

ENSUITE 2

3'11" x 7'5" (1.19 x 2.26)

BEDROOM THREE

9'1" x 12'1" (2.77 x 3.68)

BEDROOM FOUR

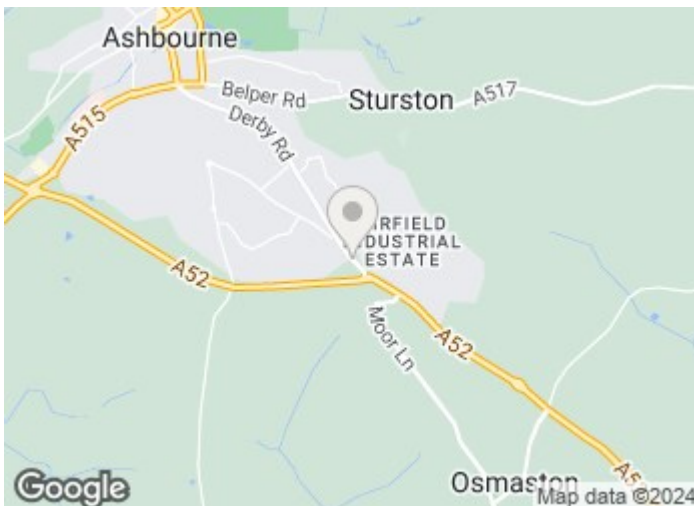
8'7" x 11'0" (2.62 x 3.35)

BEDROOM FIVE

8'11" x 11'0" (2.72 x 3.35)

BATHROOM

5'7" x 7'6" (1.7 x 2.29)



[Directions](#)



Floor Plan



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GROUND FLOOR	
Living	3.20m x 3.60m 10' 6" x 11' 8"
Kitchen	2.20m x 2.70m 7' 3" x 8' 10"
Family	3.10m x 3.60m 10' 2" x 11' 8"
Dinning	4.20m x 2.20m 13' 8" x 7' 3"
WC	2.10m x 1.70m 6' 11" x 5' 6"



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Living	3.20m x 3.60m 10' 6" x 11' 8"
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Dinning	4.20m x 2.20m 13' 8" x 7' 3"
WC	2.10m x 1.70m 6' 11" x 5' 6"

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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