







Located within a highly desirable and select development, this immaculately presented four-bedroom family home offers spacious, stylish and modern living finished to an exceptional standard. The property has been maintained with great care and attention to detail, offering high-specification interiors throughout.

Externally, the home features a private driveway with ample parking for two vehicles, a detached garage, and a beautifully landscaped and enclosed rear garden – perfect for outdoor entertaining or family use.

Set within walking distance of local amenities and Hilltop Primary School, the property is also conveniently placed for easy access to the market town of Ashbourne. The development itself is especially appealing, with thoughtfully maintained communal spaces including a serene pond, mature trees, a children's play area, and multiple benches offering peaceful sitting areas with stunning views over the surrounding countryside.

This is an exceptional opportunity to acquire a truly impressive family home in a sought-after and picturesque location.

Viewing by appointment only.



**ABODE**  
SALES & LETTINGS



### Entrance Hallway

A welcoming and stylish entrance hallway is accessed via a composite front door with two frosted UPVC double glazed side panels. The hallway features Karndean flooring, a central heating radiator, a useful utilities cupboard with eye-level shelving housing the electrical consumer unit, and a staircase rising to the first floor. Additional features include a doorbell chime, smoke alarm, and internal doors providing access to the main living areas.

### Guest Cloakroom

This well-appointed ground floor cloakroom features sleek Karndean flooring, a low-level WC with continental flush, a wash basin with mixer tap and tiled splashback, and an extractor fan, creating a stylish and functional space for guests.

### Lounge

A bright and spacious dual-aspect lounge benefits from a UPVC double glazed window to the front elevation and UPVC French doors with side glazed panels to the rear, opening onto the patio. Natural light enhances the room's features, which include a modern electric fireplace with an elegant Adam-style surround, decorative wall panelling, central heating radiators, a thermostat, and TV aerial point.











### Kitchen Diner

This impressive open-plan kitchen and dining area is the true heart of the home. Dual-aspect UPVC double glazed windows at both the front and rear flood the room with light. Karndean flooring flows seamlessly through the space, complementing a beautifully appointed kitchen with matching base and eye-level units and drawers. Wood block-effect work surfaces with drop edges, under-cabinet LED lighting, and high-quality integrated appliances – including an oven and grill, AEG induction hob with stainless steel extractor, and dishwasher – create both style and functionality. The central breakfast island offers further workspace and is perfect for casual dining. A one-and-a-half stainless steel sink with mixer tap and space for additional freestanding appliances complete this standout space. Additional highlights include feature wall panelling, a TV aerial point, and a smoke alarm.

### Utility Room

The utility room is practical and well-equipped with matching storage units and wood block-effect work surfaces. There is a stainless steel sink with drainer and mixer tap, plumbing and space for under-counter appliances, and an extractor fan. It also houses the Vaillant gas central heating boiler and includes an understairs storage cupboard. A frosted UPVC double glazed door provides direct access to the rear garden.

### Landing

A spacious first-floor landing is enhanced by a UPVC double glazed window to the rear, a central heating radiator, and a smoke alarm. Storage is plentiful with a useful over-stairs cupboard and an airing cupboard housing the pressurised hot water tank, complete with eye-level shelving. Doors lead to each of the bedrooms and the family bathroom. Access to the loft is via a fitted loft ladder.



### Bedroom One

A generous principal bedroom overlooking the front elevation through a UPVC double glazed window. This room includes stylish bespoke fitted wardrobes with mirrored fronts, providing ample hanging and shelf storage, as well as a feature panelled wall, TV aerial point, and central heating radiator. It benefits from its own en suite.

### En-suite

The en suite features a modern three-piece suite, including a low-level WC with continental flush, pedestal wash basin with mixer tap, and a double shower cubicle with rainwater showerhead. It is finished with attractive wall and floor tiling, and includes a frosted UPVC double glazed window to the front, extractor fan, shaving point, and central heating radiator.

### Bedroom Two

With a UPVC double glazed window to the front elevation, central heating radiator and TV aerial point.

### Bedroom Three

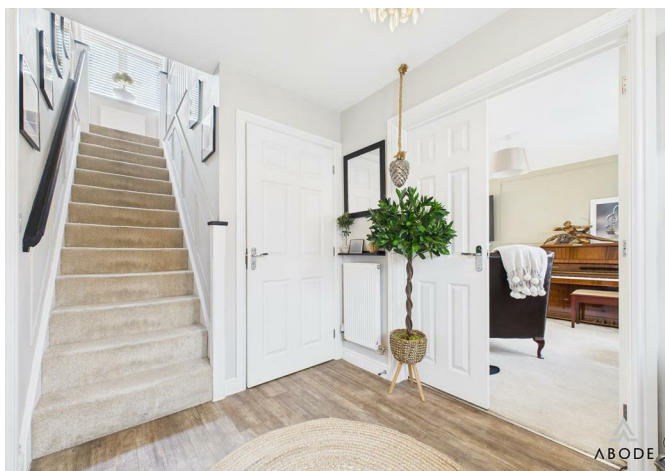
This well-proportioned bedroom overlooks the rear elevation via a UPVC double glazed window. It offers an extensive range of open wardrobes with shelving, drawers, and hanging space, and includes a central heating radiator.

### Bedroom Four

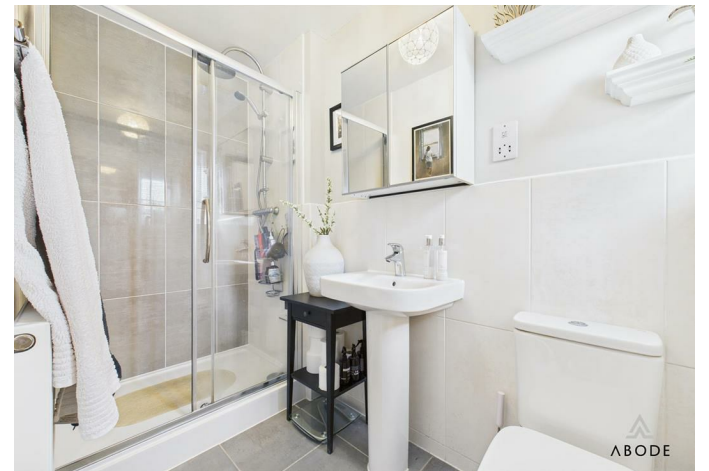
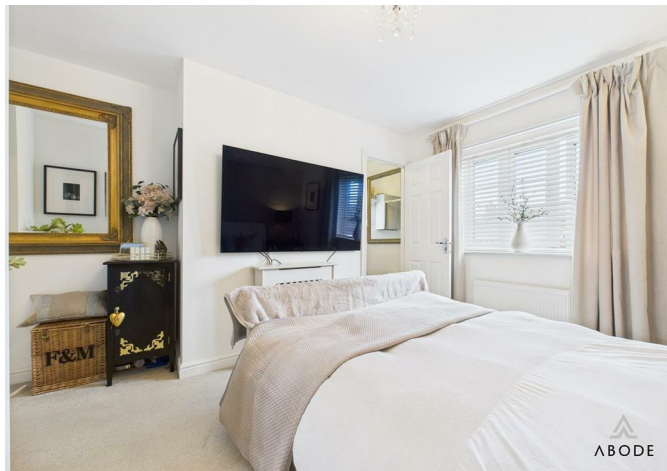
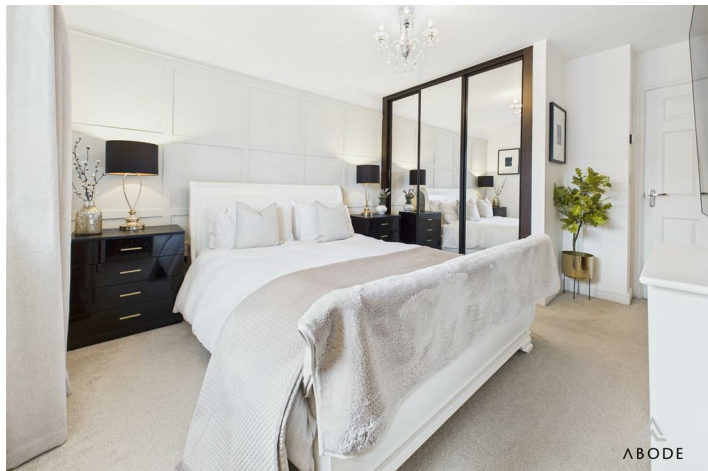
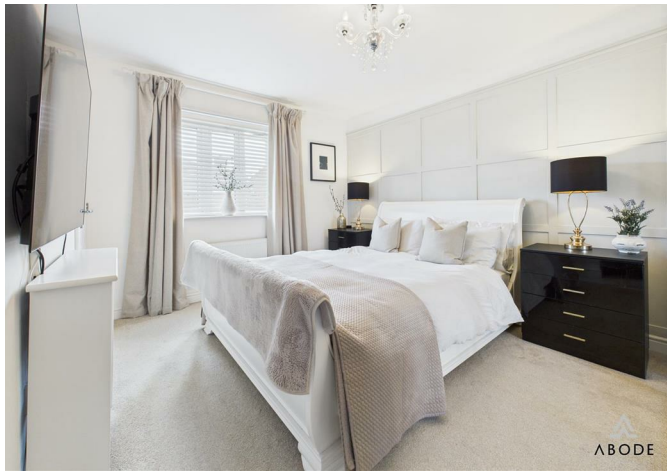
A bright and airy rear-facing bedroom, enjoying views through a UPVC double glazed window and warmed by a central heating radiator. Ideal as a children's room, guest room, or home office.

### Family Bathroom

The stylish and spacious family bathroom includes a four-piece suite: low-level WC with continental flush, vanity wash basin with mixer tap, panelled bath with waterfall mixer tap, and a separate shower cubicle with a folding glass screen. Finished with complementary wall and floor tiling, the room also includes a frosted UPVC double glazed window to the front elevation, extractor fan, shaving point, and central heating radiator.



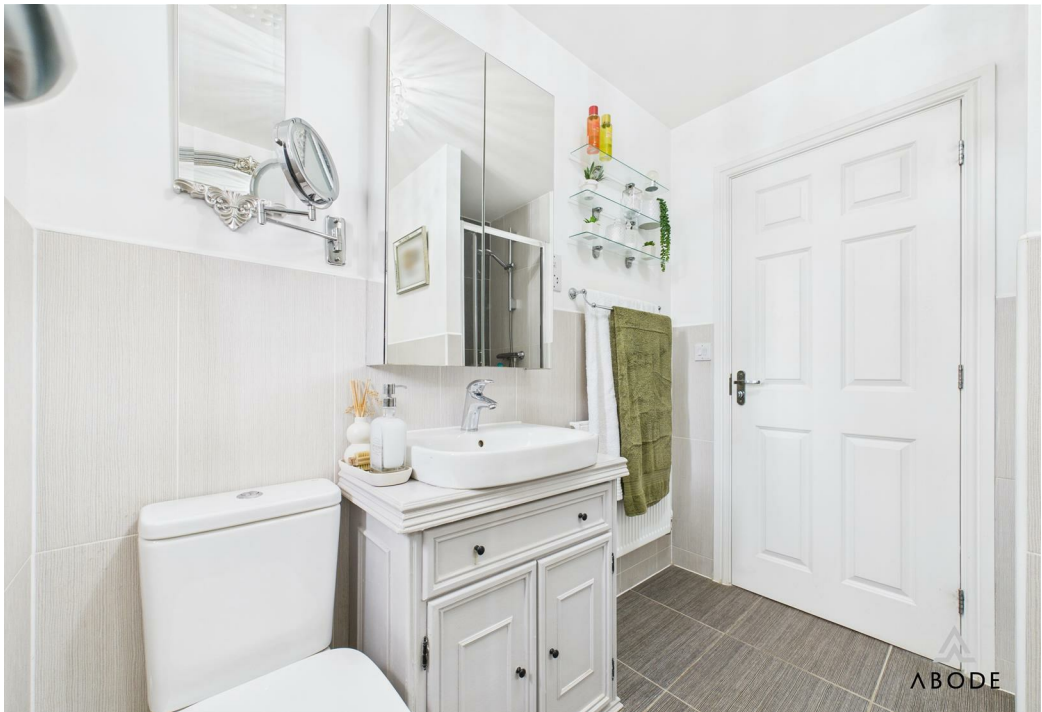
























Floor 0

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

111.7 m<sup>2</sup>  
1204 ft<sup>2</sup>



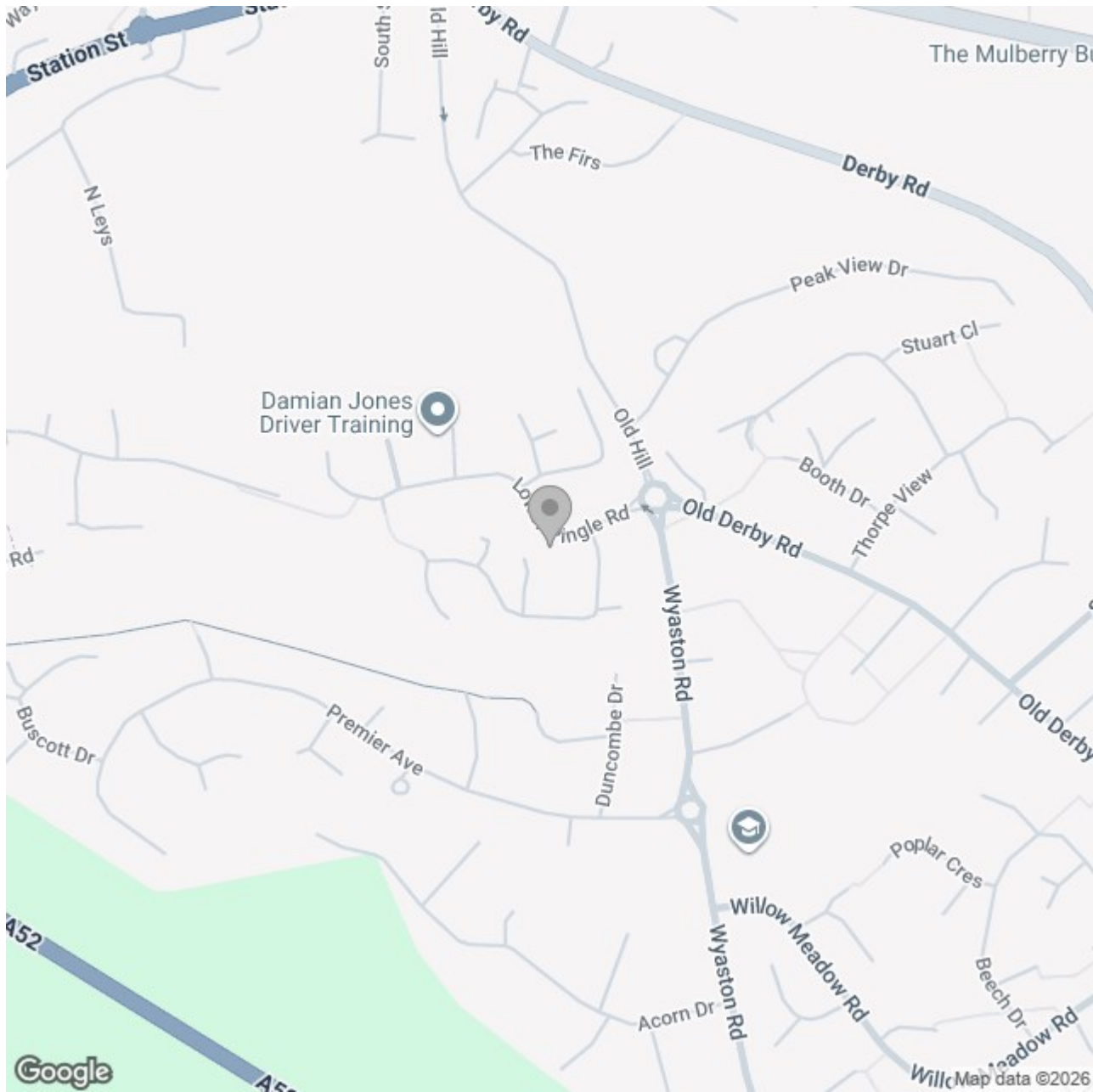
Floor 1

(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.

GIRAFFE360





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</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 