



25 Manor Road  
Ashbourne





**25 Manor Road**  
Ashbourne  
Derbyshire  
DE6 1EH



**4**



**3**



**2**



**C**

A delightful extended four bedroom detached property situated on a popular residential estate enjoying views across the town to the countryside beyond.

The accommodation has been thoughtfully extended on both floors and provides generous versatile living space on the ground floor with the addition of a master bedroom with ensuite on the first floor.

Drive providing off road parking and landscaped tiered rear garden enjoying the views.

No upward chain

**Guide Price:**

**£425,000**



Ashbourne Office - 01335 342201



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# Ground Floor

Upon entry, you are welcomed by the **Entrance Porch** completed with tiled flooring and a convenient storage shelf. The porch leads into the spacious **Entrance Hall** where there are internal doors leading to the Lounge, Breakfast Kitchen, cloakroom and stairs leading to the first floor landing. Additional storage is provided by a useful understairs cupboard.

The **Cloakroom** contains a low flush WC, pedestal wash hand basin with tiled splashback and mirror. There is continuation of the entrance halls tiled floor and a obscure double glazed window to the front.

The **Lounge** (5.04m x 3.29m maximum) has a large double glazed bay window to the front and is open plan to the **Dining Room** (2.97m x 2.34m) which provides a formal dining area and access via double doors though to the **Family Room** (5.23m x 3.18m) which is positioned to the rear of the house with double glazed double doors leading out to the rear garden with views enjoyed beyond neighbouring gardens to the countryside.

The spacious **Breakfast Kitchen** (5.54m x 2.96m) has a fitted Kitchen which has an extensive range of soft close wall cupboards and base units with granite work surface over and tiled splashback, electric 'Rangemaster' cooker with five ring induction hob, Belfast sink and corner carousel cupboard. There is a double glazed stable door leading to rear garden, light block internal window to family room and internal door leading into the **Utility room** which provides plumbing for a washing machine , wall-mounted central heating boiler, further base units and rolled edge work surface over.



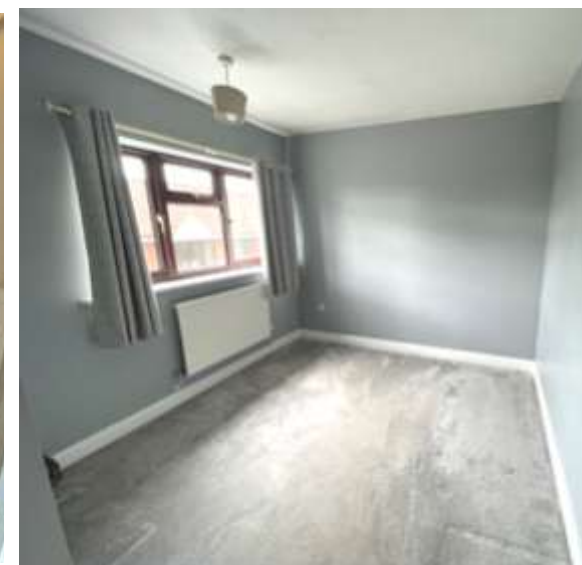
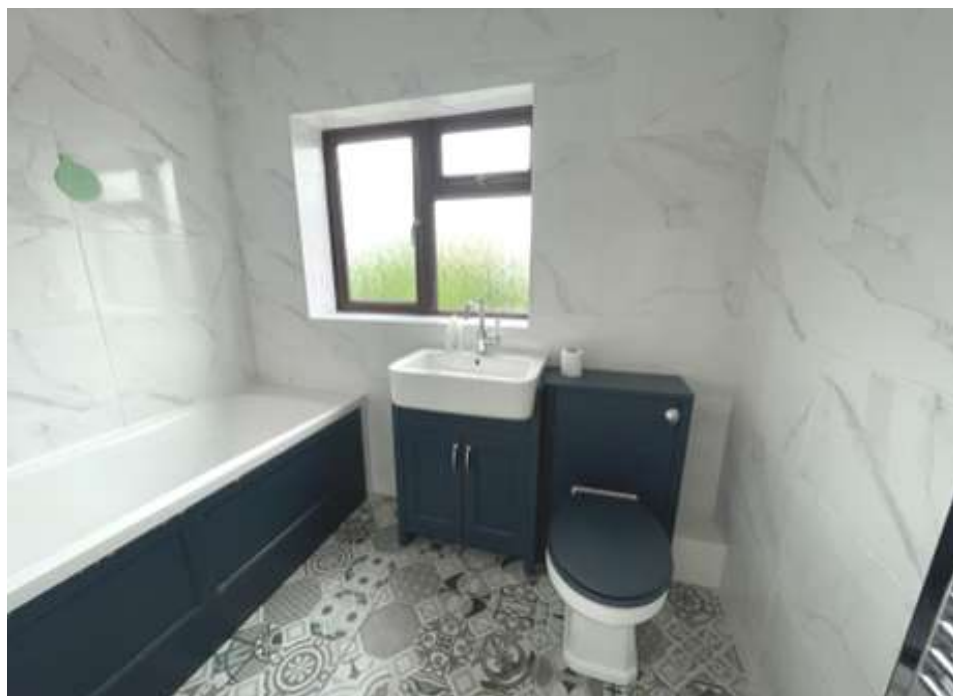


## First Floor

On the First Floor is a **Landing** providing access to all bedrooms and the bathroom.

The **Master Bedroom suite** has double glazed windows to the front in the sleeping area (2.43m x 3.02m ) and to the rear in the dressing area (2.98m x 2.41m) which provides views to Ashbourne over neighbouring rooftops . Between the two areas there is a en-suite with vanity wash hand basin providing cabinet storage beneath with splashback tiles above. A corner tiled shower cubicle and low level WC. **Bedroom Two** (2.89m x 2.76m) is another double bedroom situated at the rear of the property with views beyond the garden across Ashbourne. **Bedroom Three** (3.67m x 2.89m) situated at the front of the property is a double bedroom with double glazed windows to the front. There is a built in floor to ceiling wardrobe containing two double wardrobes and one single which provides shelf storage. **Bedroom Four** (2.32m x 2.69m) contains a built in cabin bed and a double glazed window to the front.

The **Bathroom** positioned at the rear of the property comprises panel bath with electric shower over and a concertina shower screen, back to wall WC, vanity wash hand basin with cabinet storage beneath, heated towel rail and double glazed window.





# Externally

To the front there is a double driveway with shrub borders and pedestrian gates on both sides providing access to the rear garden.

To the rear there is a higher level patio seating area outside the immediate rear. Steps leading down to a further patio seating area with surrounding sleepers providing raised borders.

There is then additional steps to the middle landscaped patio area enclosed by picket fencing with a gate providing access to the lower level garden where there is artificial grass and a built-in child's slide area. The garden is enclosed by fencing.



Floor plan

# General Information

## Services:

Main Water, drainage and Electricity. Gas fired central heating.

## Tenure and Possession:

The property is sold Freehold with vacant possession.

## Rights of Way, Wayleaves and Easements:

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

## Fixtures and Fittings:

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

## Local Authority and Council Tax band:

Derbyshire Dales District Council - council tax band E

## Directions:

What3words: bunks.uplifting.amounting

## Viewings:

Strictly by appointment through the Ashbourne Office of Bagshaw's as sole agents on 01335 342201 or e-mail: [ashbourne@bagshaws.com](mailto:ashbourne@bagshaws.com).

## Broadband Connectivity:

It is understood that the property benefits from a satisfactory broadband service; however, due to the property's location, connection speeds may fluctuate. We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## Mobile Network Coverage:

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

## Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.





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