





Situated in a sought-after location, this beautifully presented and substantially extended four-bedroom detached family home offers stylish and contemporary accommodation finished to a high standard throughout. Enjoying stunning open field views to the rear, the property features impressive open-plan living spaces ideal for modern family life and entertaining.

The accommodation briefly comprises a welcoming entrance hallway, contemporary cloakroom/WC, comfortable front-facing lounge, and a superb bespoke open-plan kitchen/dining area fitted with granite worktops and integrated appliances. A separate utility room provides additional storage and external access.

A standout feature of the property is the stunning extended family room with vaulted ceiling, glazed apex, and bi-folding doors opening onto the rear patio, creating a seamless connection between indoor and outdoor living.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and en suite shower room, together with a stylish modern family bathroom.

Located within easy reach of Ashbourne, known as "The Gateway to the Peak District," the property benefits from excellent local amenities, highly regarded schools including Queen Elizabeth's Grammar School, and convenient transport links via the A50. The area also provides easy access to the stunning Peak District National Park and attractions including Chatsworth House and Dovedale.

Early viewing is highly recommended to appreciate the quality, space, and superb setting this exceptional home has to offer.



## Hallway

A welcoming entrance hallway featuring a uPVC double glazed frosted window to the front elevation, allowing for natural light while maintaining privacy. The space benefits from a central heating radiator, alarm control panel, and a staircase with balustrade rising to the first-floor landing. Additional features include a smoke alarm and access to all principal ground floor rooms.

## Cloakroom/W.C.

Fitted with a uPVC double glazed frosted window to the front elevation, this stylish cloakroom comprises a low-level WC and a contemporary floating wash hand basin with mixer tap and tiled splashback. Finished with complementary tiled flooring, a central heating radiator, and ceiling spotlights.

## Lounge

A comfortable front-facing reception room with a uPVC double glazed window, providing ample natural light. The room is equipped with a TV aerial point and telephone connection, creating an ideal space for relaxation.







### Living/Dining Kitchen

A beautifully appointed, bespoke kitchen fitted with upgraded granite worktops and a comprehensive range of matching base and wall units with drawers. Integrated appliances include a stainless steel four-burner gas hob with extractor hood, oven and grill, fridge, freezer, and dishwasher. A one-and-a-half bowl stainless steel sink with mixer tap and drainer is also incorporated.

The kitchen is complemented by LED downlighting and ceiling spotlights, while the dining area offers ample space for entertaining, complete with two central heating radiators and a useful under-stairs storage cupboard. uPVC double glazed French doors with adjoining windows open into the family room, enhancing the flow of natural light.



### Utility Room

Accessed via a composite frosted side door leading to the off-road parking area, the utility room continues the high specification with granite work surfaces and matching storage units, one housing the gas central heating boiler. A stainless steel sink with mixer tap, plumbing for under-counter appliances, tiled flooring, central heating radiator, ceiling spotlights, and extractor fan complete the space.

### Extended Family Room

A stunning addition to the home, this bespoke extended family room provides an exceptional entertaining and living space. Featuring a vaulted ceiling with a striking glazed apex and rear-facing double glazed windows overlooking open fields, the room is flooded with natural light. uPVC double glazed bi-folding doors open onto the rear patio, seamlessly blending indoor and outdoor living. Finished with tiled flooring, a central heating radiator, and modern lighting.



### Landing

A spacious and welcoming landing featuring a central heating radiator and smoke alarm, with access to all principal rooms via stylish internal doors.

### Bedroom One

A well-proportioned double bedroom with a UPVC double glazed window to the front elevation, thermostat control, and an extensive range of fitted wardrobes providing ample hanging and shelving space. An internal door leads to:

### En-suite

Fitted with a UPVC double glazed frosted window to the side elevation and a contemporary three-piece suite comprising a low-level WC, floating wash hand basin with mixer tap, and a double shower cubicle with sliding glass screen. Finished with complementary wall tiling, chrome heated towel radiator, shaving point, extractor fan, and ceiling spotlights.

### Bedroom Two

A generous bedroom with a UPVC double glazed window to the front elevation, central heating radiator, television point, and a range of fitted wardrobes with hanging rails and shelving.

### Bedroom Three

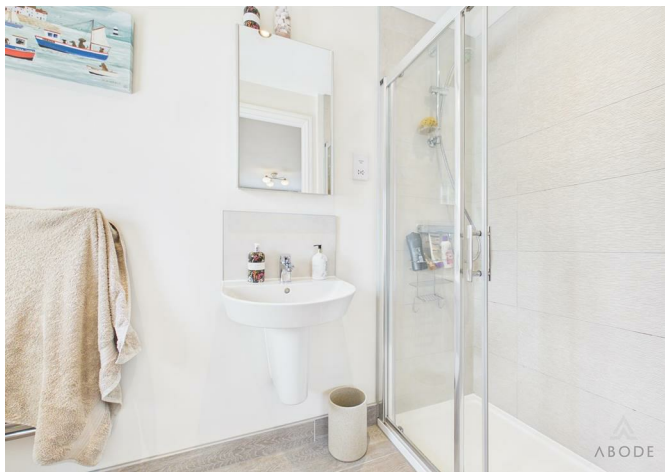
A comfortable bedroom featuring a UPVC double glazed window to the rear elevation and central heating radiator.

### Bedroom Four

Another well-sized bedroom with a UPVC double glazed window to the rear elevation and central heating radiator.

### Family Bathroom

A stylish bathroom with a UPVC double glazed frosted window to the side elevation, fitted with a modern three-piece suite comprising a low-level WC with concealed cistern, floating wash hand basin with mixer tap, and panelled bath with glass screen. Complemented by attractive wall tiling, chrome heated towel radiator, shaving point, airing cupboard housing the hot water tank, extractor fan, and ceiling spotlights.









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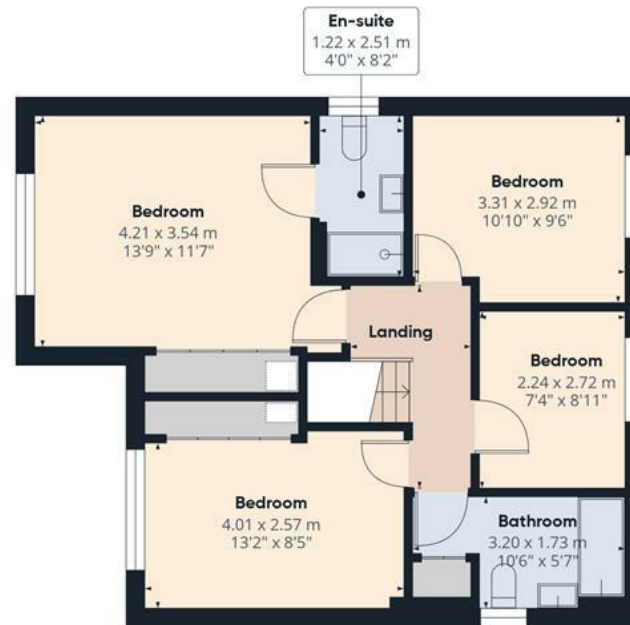


Floor 0

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

130.8 m<sup>2</sup>

1409 ft<sup>2</sup>



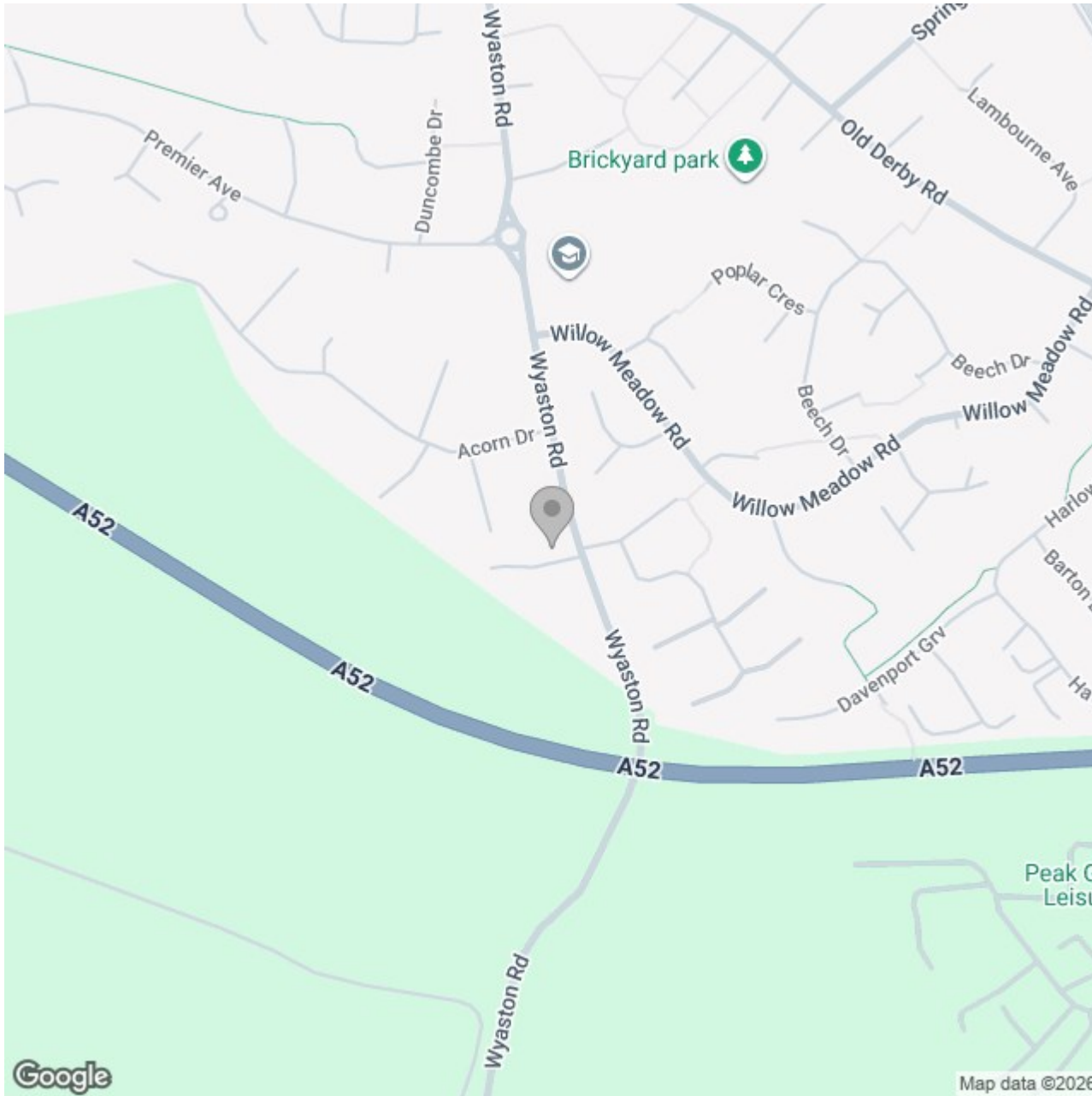
Floor 1



(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>		
(81-91) <b>B</b>	<b>84</b>	<b>89</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	