



**2 THURGARTON COURT
ASHBOURNE
DE6 1GW**

PRICE: O/A £575,000





2 THURGARTON COURT, ASHBOURNE, DE6 1GW

A SUPERIOR EXTENDED, DETACHED FAMILY RESIDENCE IN EXCLUSIVE LOCATION

Being situated at the head of a private court of three individual residences this beautiful, five-bedroomed family home can only be fully appreciated by personal internal inspection.

Having been extended and upgraded to the highest of standards in recent years by the current vendors the property is perfect for occupation by the growing family seeking a high quality and individual home. The accommodation which is gas centrally heated and double glazed throughout features a truly fantastic 'L' shaped family dining kitchen which is fitted to the highest of standards and a superb master bedroom suite with fitted dressing area and en suite shower room as well as a generous fitted double bedroom.

In addition there is a beautiful sitting room, useful study, cloakroom and utility room whilst upstairs there are four further bedrooms (one of which also has an en suite shower room) as well as a luxury family bathroom.

Very well stocked and maintained, landscaped garden grounds with extensive car standing space and useful garage and store complement and complete this individual home where an early viewing is highly recommended.

ACCOMMODATION

A deeply recessed canopy porch with oak ceiling and inset spot lights shelters the upvc sealed unit double glazed oak effect front door with matching, flanking side screens to

Reception Hall with corniced ceiling, single panel central heating radiator and staircase off to first floor level. Spacious under stairs storage or cloaks cupboard with fitted coat pegs and light.

Sitting Room 17'4" x 11'10" [5.28m x 3.61m] having upvc sealed unit double glazed small pane window to the front, corniced ceiling and double panel central heating radiator. Superb feature polished limestone fireplace with matching hearth and fitted decorative fuel effect electric fire. Two wall light points. Double opening doors lead to

Dining Room 11' x 10'5" [3.35m x 3.17m] with upvc sealed unit double glazed small pane window overlooking the rear

garden and double panel central heating radiator. Corniced ceiling and connecting door to

Superb extended Dining Kitchen and Family Room comprising

Kitchen Area 16'9" x 14'9" [5.1m x 4.49m] maximum and

Family Room Area 12'8" x 12'3" [3.86m x 3.73m]

The floor is ceramic tiled throughout and the kitchen area is extremely comprehensively fitted with an excellent range of high quality units comprising base cupboards and wall cupboards, drawer bank, pull-out and corner cupboards and glazed display wall cupboards. Extensive polished quartz work surfaces with mirror chip feature and matching upstands and inset one and a half bowl sink unit with pillar mixer tap. The worktop extends to provide a peninsular two-seater breakfast bar. There are integrated appliances comprising full height freezer, full height refrigerator, fitted

Neff microwave set into an oven housing with cupboard above and drawers beneath, dishwasher, refrigerated wine cooler. Included in the sale is the Rangemaster Nexus cooking range which incorporates a five-burner gas hob with adjacent hotplate/twin ceramic electric burner. Brushed stainless steel splash back and matching extractor hood. Inset ceiling spot lights, two upvc sealed unit double glazed windows overlooking the rear garden. The dining area features triple bi-fold doors leading to the rear garden with inset ceiling spot lights, double panel central heating radiator. There is a return door from the kitchen to the reception hall.

Utility Room 10'9" x 7'9" [3.28m x 2.36m] having ceramic tiled floor to match the kitchen and being comprehensively fitted with a range of base cupboards and wall cupboards to match those in the kitchen with round edge work surfaces over and appliance space beneath having plumbing for automatic washing machine and space for a tumble drier.

There is an inset single drainer stainless steel sink unit with mixer tap and wall mounted gas fired boiler for domestic hot water and central heating. Tall towel rail radiator and rear hallway off to stable style door to the exterior. There is also a pedestrian access door to the garage.

Guest Cloakroom/WC being of spacious proportions with contemporary fitments in white comprising low flush wc and wash hand basin set into vanity unit with mixer tap. Ceramic tiled floor, towel rail radiator.

Staircase to first floor semi-galleried landing with large double opening linen and airing cupboard.

Master Bedroom Suite having maximum overall measurements of 24'9" x 11'8" [7.54m x 3.56m] plus vestibule of 7'6" [2.29m] maximum (measured to the rear of the wardrobe) x 5'9" [11.75m] this area having single panel central heating radiator and triple, inbuilt wardrobes with hanging rails and shelves etc. In the bedroom area itself further inbuilt bedroom furniture comprises two double and one single wardrobe whilst in the dressing area there is a fitted dressing table with drawers and cupboards. There are upvc double glazed windows to both front and rear and a double panel central heating radiator.

En Suite Shower Room having fully ceramic tiled walls, quadrant shower cubicle with sliding glazed shower screen door and mains shower control. Low flush wc and wash hand basin set in vanity unit with drawers beneath. Towel rail radiator, upvc sealed unit double glazed window.

Guest Bedroom Suite comprising
Bedroom 15' [4.57m] maximum x 11'6" [3.5m] with small pane upvc sealed unit double glazed window and double panel central heating radiator.

En Suite Shower Room having part fully ceramic tiled walls and contemporary fitments in white comprising low flush wc with flanking wash basin having double opening vanity unit beneath, quadrant shower with sliding glazed shower screen doors and mains shower control. Towel rail radiator.

Bedroom Three (front) 11'9" x 9'9" [3.58m x 2.97m] with upvc sealed unit double glazed small pane window and range of inbuilt bedroom furniture comprising double opening wardrobe with flanking dressing table unit having fitted drawers, twin single wardrobes with flanking bedside cabinets, double bed inset and double opening cupboards above.

Bedroom Four (rear double) 10'8" x 9'8" [3.25m x 2.95m] with upvc sealed unit double glazed window enjoying extensive views over the rooftops to the rolling countryside beyond.

Bedroom Five (currently used as Home Office) (rear) 9'11" x 9'9" [3.02m x 2.97m] with single panel central heating radiator and upvc sealed unit double glazed window again enjoying far reaching countryside views over the nearby rooftops.

Principal Family Bathroom having a good quality contemporary suite in white comprising panelled bath with mixer tap, low flush wc, flanking wash hand basin all set into vanity unit with fitted cupboards and drawers and flanking shelving. Quadrant shower cubicle with solid and glazed shower screen door, mains shower control. Full height tiling to three walls and half-height tiling to the fourth. Twin shaver points. Upvc sealed unit double glazed window and towel rail radiator.

OUTSIDE

The property stands at the head of a private cul de sac court and a driveway of golden gravel leads through double opening five barred gates to the **integral garage** with twin automatic up and over doors. The gravel driveway extends to the side of the house to provide extensive further parking and turning area. There are well stocked and planted front garden beds and borders together with a shaped lawn. A block paved pathway extends to the other side of the house where there is a good sized lawned side garden with block paved shed base and timber garden shed. The garden extends to the rear and is laid primarily to lawn with block paved patio terraces and well stocked evergreen and shrub planted borders. The rear garden is of generous proportions and offers a high degree of seclusion and privacy.

The Garage measures 13'8" x 8'2" [4.16m x 2.49m] with pedestrian access door to the Utility Room. There is an adjacent store or workshop area which can also be accessed by one of the roller shutter doors from the front but also gives onto a large, shelved storage cupboard which houses the pressurised cylinder for domestic hot water system.

SERVICES

It is understood that all mains services are connected.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests have been carried out on any of the fixtures and fittings at the property.

TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

COUNCIL TAX

For Council Tax purposes the property is in band F.

EPC RATING band C.

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

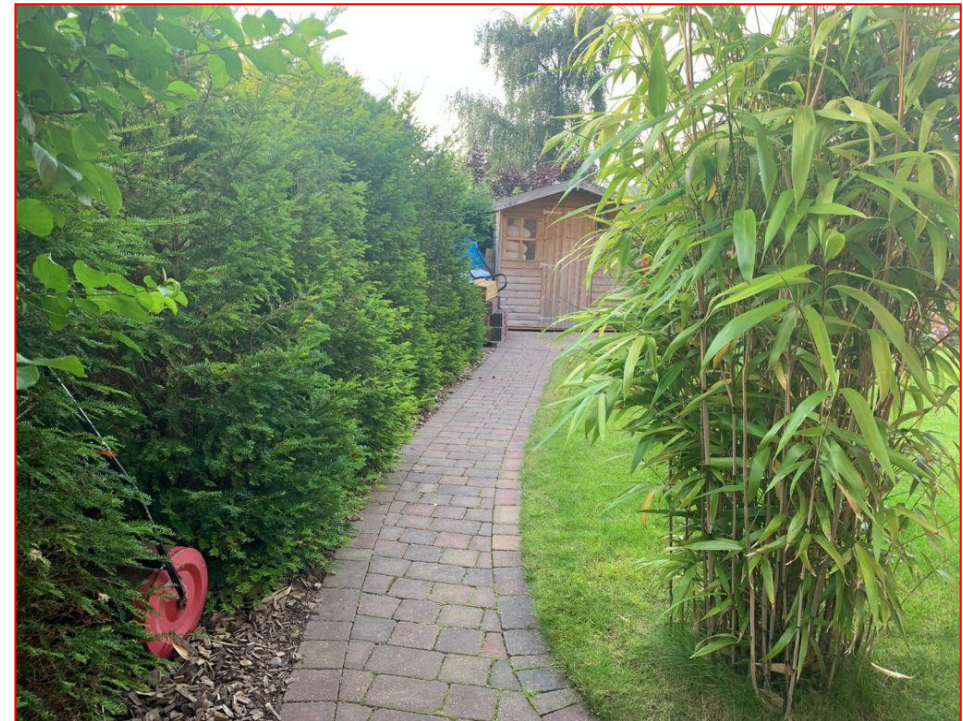
DIRECTIONS

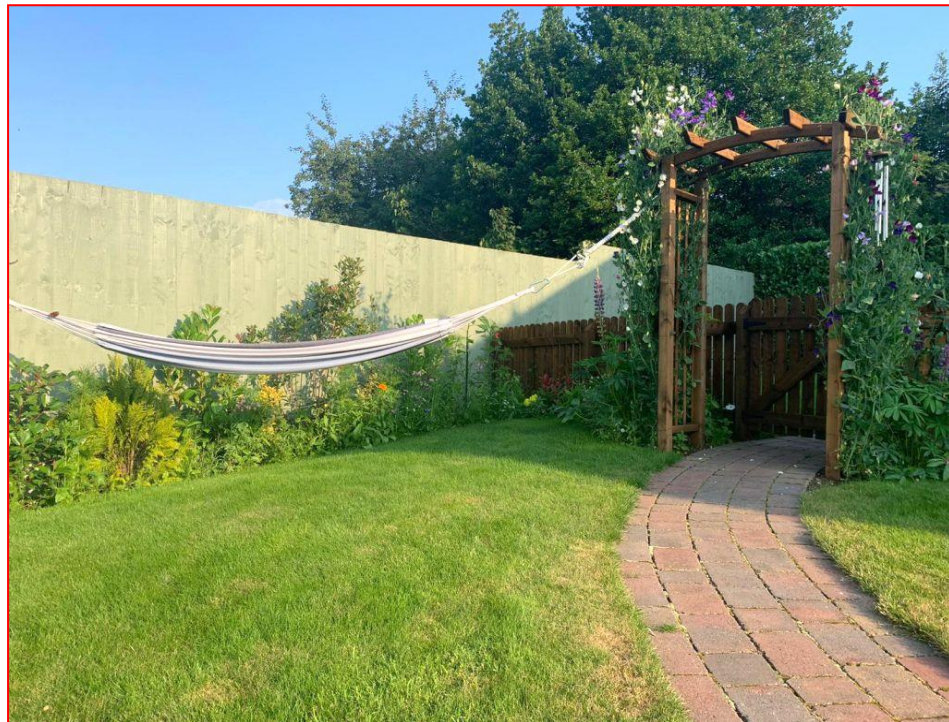
From Ashbourne town centre leave in an easterly direction along the A517 Belper road. Proceed for approximately one third of a mile and Thurgarton Court will be noted on the lefthand side marked by our for sale board.

Ref: FTA2371









Ground Floor

Approx. 105.3 sq. metres (1133.8 sq. feet)



First Floor

Approx. 95.0 sq. metres (1022.2 sq. feet)



Total area: approx. 200.3 sq. metres (2155.9 sq. feet)
2 Thurgarton Court, Ashbourne, Derbyshire, DE6 1GW



Independent Estate Agents Surveyors Valuers & Auctioneers

Distinctive Homes for Discerning Purchasers

11 Church Street, Ashbourne, Derbyshire, DE6 1AE

Telephone 01335 346246

also at

MATLOCK 01629 580228

www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.