



**1 THORPE VIEW  
ASHBOURNE  
DE6 1SY**

**PRICE: Offers around  
£550,000**



## **1 THORPE VIEW, ASHBOURNE, DE6 1SY**

Standing upon a generous corner plot on the edge of a prestigious and well regarded, residential development convenient for Ashbourne's facilities and The Peak District National Park this high quality, three-storey, detached home provides very well appointed and flexible accommodation.

Understood to have originally been the show home for the development when new the property is gas centrally heated and double glazed throughout and is considered to be ideal for occupation by the growing family. Briefly comprising generous reception hall with guest cloakroom/wc, study, double aspect sitting room, dining room and re-modelled breakfast kitchen with utility room off at ground floor level, there is a large master bedroom suite including dressing area and en-suite, two further double bedrooms and family bathroom at first floor level. On the top floor two more double bedrooms and Jack and Jill en-suite.

The superior internal accommodation is complemented by the generous and delightful, landscaped garden with ample parking and double garage.

Interested parties should note that full planning consent exists for the construction of a substantial single storey rear extension.

**Early viewing is considered essential.**













A note from the vendors .....

The present owners, Nigel and Clare moved to the house in 2007 as they had enjoyed many holidays in the area prior to deciding to make the area their home.

The house was built in 2003 and is ideally situated for a 10 minute walk into the market town of Ashbourne with its traditions, numerous pubs and restaurants and its location allowing children to walk to local schools.

They go on to say .....

..... "The house and garden are fantastic for hosting social gatherings.

The house's flexibility adjusted as the family grew:

The five bedrooms with three bathrooms meant our three children had plenty of space for themselves without impacting on ours too!!

The rear garden is entirely enclosed and not overlooked at all which provided security for the children and seclusion for us.

Decent front garden gives further privacy and means we do not leave the house straight onto the road and

Overall, just a fantastic family home....."















## ACCOMMODATION

A tiled recessed porch with quarry tiled floor and courtesy light shelters the ornate sealed unit double glazed front door to

**Entrance Vestibule** with central heating radiator, sealed unit double glazed window, arched opening to

**Reception Hall** 10'5" x 7'7" (3.17m x 2.31m) with return staircase off to first floor level, double panel central heating radiator, oak floor finish and door off to

**Study** 8' x 6'4" (2.44m x 1.93m) with single panel central heating radiator, sealed unit double glazed window to the front.

**Guest Cloakroom** having fitments in white comprising low flush wc, contemporary wash hand basin and pine vanity unit with cupboard beneath and tiled splashback. Oak floor with central heating radiator.

**Double Aspect Sitting Room** 21'3" x 13'9" (6.48m x 4.19m) (maximum) with upvc sealed unit double glazed window to the front and upvc sealed unit double glazed double opening French doors with matching side screens to the rear garden. Two double panel central heating radiators, corniced ceiling and feature polished marble fireplace with matching hearth and mantel and provision for gas fire. Double opening doors from the sitting room lead to

**Dining Area** 11'6" x 10'2" (3.50m x 3.09m) with ceramic tiled floor, corniced ceiling and double opening upvc sealed unit double glazed doors with flanking windows leading to the rear garden. An arched opening from the dining room leads to

**Kitchen** 12'6" x 10' (3.81m x 3.05m) the kitchen has recently been comprehensively fitted with an excellent range of high quality and contemporary units providing base cupboards and tall pull out larder cupboard. Beautiful polished grey granite effect work surfaces and splashbacks with integrated dishwasher beneath, inset stainless steel 1.5 bowl sink unit with mixer tap and inset Smeg four burner gas hob with contemporary extractor hood over. Oven housing with inbuilt Bosch double oven and Neff microwave. Cupboard above and drawer below and flanking integrated refrigerator and freezer. There is a matching island unit providing breakfast bar to match with work surfaces with a bank of three graduated pelmet and work top lighting, upvc sealed unit double glazed window overlooking the rear garden. Ceramic tiled floor. Inset ceiling spotlights. Double

panel central heating radiator and connecting door to the reception hall.

**Utility Room** 6'9" x 6'3" (2.06m x 1.90m) with ceramic tiled floor, central heating radiator and upvc sealed unit double glazed and panelled door to the exterior side. The utility room is fitted in units to match those in the kitchen having wall cupboards one of which houses the wall mounted gas fired central heating boiler. Fitted work top with circular stainless steel sink unit and mixer tap and appliance space beneath with plumbing for automatic washing machine and provision for tumble dryer. Inset ceiling spotlights.

**Staircase to first floor level** with half landing having tall upvc sealed unit double glazed window and full landing with further staircase off to second floor level, single panel central heating radiator.

**Master Bedroom Suite** having maximum overall measurements of 19'10" x 11'2" (6.04m x 3.40m) with **Double Bedroom** 12'5" x 11'2" (3.78m x 3.40m) with upvc sealed unit double glazed window overlooking the rear garden, central heating radiator and arched opening to

**Fitted Dressing Area** 7'5" x 6'7" (2.26m x 2m) maximum (measured to the rear of the wardrobes) with central heating radiator and upvc sealed unit double glazed window. Two double opening in built wardrobe cupboards with hanging rails and shelf.

**En Suite Shower Room** with fitments in white comprising large shower cubicle with fully tiled walls and folding glazed shower screen door. Mains shower control, low flush wc, pedestal wash hand basin. Upvc sealed unit double glazed window, central heating radiator.

**Bedroom Two** (front double) 12'1" x 11'1" (3.68m x 3.38m) with upvc sealed unit double glazed window to the front, central heating radiator and range of in built bedroom furniture comprising two double opening wardrobe cupboards with fitted rails and shelves.

**Bedroom Three** (rear) 11'1" x 8'11" (3.38m x 2.72m) with upvc sealed unit double glazed window, single panel central heating radiator.

**Family Bathroom** having four piece suite in white comprising panelled bath with mixer tap, pedestal wash hand basin, low flush wc and shower cubicle with fully tiled walls, folding glazed shower screen door and mains shower control. The bathroom has half height tiling to three walls,

upvc sealed unit double glazed window and central heating radiator. Shaver point.

**Staircase to Second Floor Level** with galleried half landing and sealed unit double glazed Velux roof light leading to **Landing** with central heating radiator.

**Bedroom Four** 14'7" x 13' (4.44m x 3.96m) with gabled dormer upvc sealed unit double glazed window to the front, double panel central heating radiator and twin Velux sealed unit double glazed roof lights to the rear. Rear eaves storage cupboard and range of in built bedroom furniture comprising two double opening and one single opening wardrobe cupboards with fitted shelves and rail. Further double panel central heating radiator. Door to

**En Suite Shower Room** having three piece suite in white comprising corner quadrant shower cubicle with sliding glazed shower screen doors and mains shower control. Pedestal wash hand basin and low flush wc. Full height ceramic tiling to the shower cubicle, half height tiling to two walls, sealed unit double glazed Velux roof light and Jack & Jill door to the landing.

**Bedroom Five** 13'1" x 10'3" (3.99m x 3.12m) maximum with twin sealed unit double glazed Velux roof lights to the rear. Eaves storage cupboard and double panel central heating radiator.

## OUTSIDE

The property occupies a very generous corner plot with spacious landscaped and very well stocked front garden which is laid to lawn with mature specimen shrubs, trees and bush borders and beds, circular paved planted feature and mature trees. A large tarmac driveway provides ample car standing and turning space and leads to the attached brick and tile double garage from which the paved pathway leads to the front entrance door.

The garage has maximum overall measurements of 19' x 19' (5.79m x 5.79m) with twin up and over doors, inset ceiling spot lights and electric light and power supply connected.

A pedestrian side access leads to the delightful spacious private and enclosed rear garden which is laid primarily to lawn but again has extremely well stocked beds and borders with a variety of specimen shrubs, bushes and evergreens with roses and other flowering plants. There is a gravelled corner seating area and a further paved patio terrace



surrounded by tall brick wall and positioned to take advantage of the afternoon and evening sun.

**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 Derbyshire Dales District Council band F.

**EPC RATING D**

**VIEWING**

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

**DIRECTIONS**

From Ashbourne town centre leave along the main A52 Derby road and at the top of the hill turn right into Springfield Avenue. At the junction with Old Derby Road turn right again, continue along and Thorpe View will be noted as a turning on the righthand side, No.1 situated on the lefthand corner.

Ref: FTA2369



TOTAL FLOOR AREA : 1869 sq.ft. (173.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020











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](http://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.*

