

Meynell Rise

Ashbourne, DE6 1RU



A modern four-bedroom detached house located on an elevated corner plot. The property features many highlights including three reception rooms, four bedrooms, a double garage and impressive views.

£350,000



John German

This modern four-bedroom detached house, ideal as a family home is situated on an elevated corner plot with impressive views over Ashbourne. It is located on this popular estate within walking distance to QEGS (Queen Elizabeth Grammar School) and has gas central heating and double glazing.

Accommodation: The main entrance is via a storm porch with a main door leading to the reception hallway with stairs rising to the first floor and doors leading off to the ground floor accommodation including the guest cloakroom/WC.

The sitting room has a feature white fire surround with cast iron inset and raised mantel and hearth, oak flooring and a bay window.

Double doors open into the separate dining room again with oak flooring and sliding doors to the garden.

The breakfast kitchen has a range of base and wall mounted cream units with hard wood worktop including a Belfast sink. There is space for a range cooker with extractor fan, together with plumbing for a washing machine and a dishwasher. The kitchen also benefits from tiled flooring with under floor heating and gives access to a side porch.

Completing the ground floor accommodation is the separate study which is located at the front of the property.

To the first floor, the landing gives access to the loft and has doors leading off to four bedrooms (two with built-in wardrobes) and the family bathroom, fitted with a three-piece suite.

The master bedroom has built-in wardrobes and an en-suite shower room.

Outside, to the front of the property there is a pathway to the front door, lawns and display borders. A side tarmac driveway provides parking for several vehicles leading to the detached double garage with power, lighting, fully boarded loft with ladder and a door to the garden. The rear garden is lawned with display borders, a patio and summerhouse.

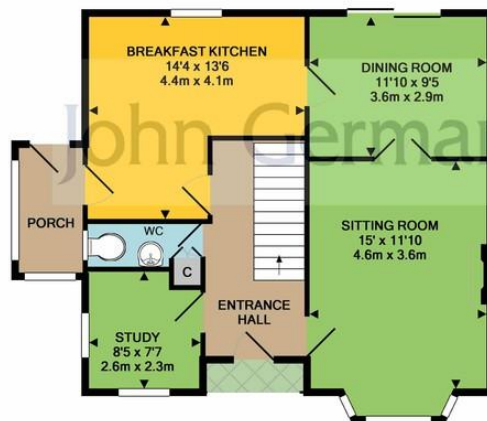
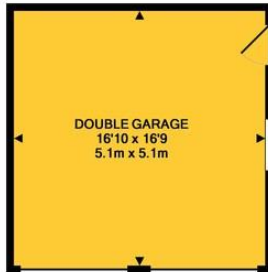
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

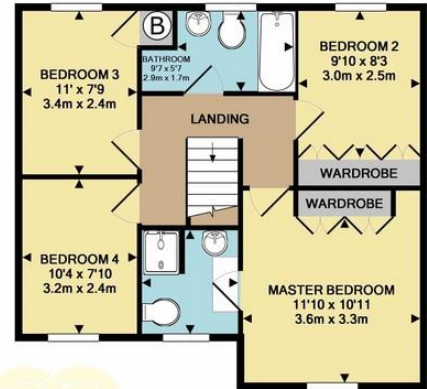
Useful Websites: www.environment-agency.co.uk

Our Ref: JGA/290819

Local Authority/Tax Band: Derbyshire Dales District Council / Tax Band E



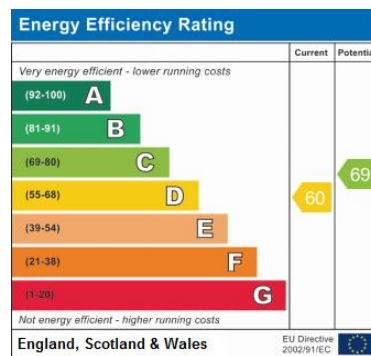
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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