



bennet 
samways



28 Windmill Lane, Ashbourne, Derbyshire DE6 1EY

A stylishly renovated and deceptively spacious three bedroom detached dormer residence, located on a prestigious road in the historic market town of Ashbourne. An impressive 1,700sq.ft. of accommodation.

BENNET SAMWAYS are delighted to offer for sale this stylishly renovated and deceptively spacious three bedroom detached dormer residence located on a prestigious road in the historic market town of Ashbourne. Enjoying views over Ashbourne to the rear, with an impressive breakfast kitchen and sitting room. There is a real feeling of space throughout the property with a large master bedroom with Juliet balcony. Great space for a growing family.

Offering impressive accommodation of 1,700sq.ft. gross internal area.

Interior - Entering the property either by the side porch, or into the newly fitted breakfast kitchen. The spacious kitchen is stylish with dark coloured base and wall mounted units with quartz effect worktops and a central island. There are integrated appliances including electric hob, electric oven, extractor fan, dishwasher, microwave oven and space for a freestanding fridge/freezer. There is a useful side porch, which can access both the front and rear of the property. A large reception hall which could also be used as an additional family room. Stunning oak staircase off to the first floor. The generous sized sitting room has a log burner and bi folding doors onto a high quality porcelain patio. There are two bedrooms, and a fitted family bathroom on the ground floor.

On the first floor a stunning Mezzanine balcony overlooking the hallway with a useful store housing the boiler. The landing has an area that could easily be used as a study area making it perfect for working from home. The surprisingly large master bedroom is the jewel in the crown with a generous space, which enjoys views over the rear garden and the town of Ashbourne. There is also a fitted ensuite shower room.

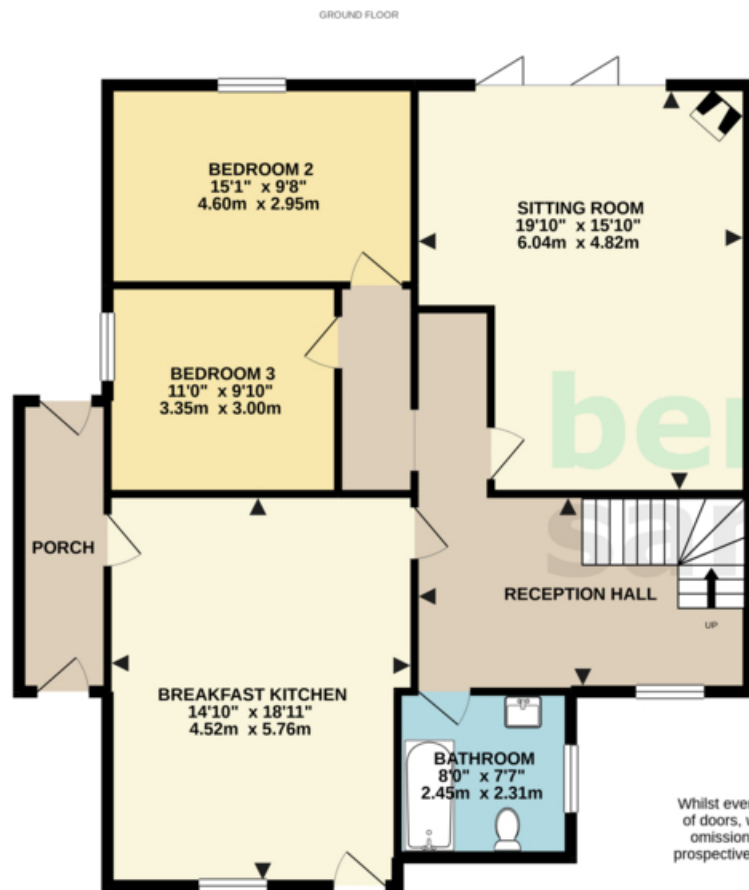
Exterior - The property has sliding electric gates leading onto the newly laid driveway provide ample parking. The rear garden is a good size with lawns and a covered Al Fresco seating area with pizza oven. The garden is ideal for entertaining. A decked seating area and a porcelain paved patio and pathway.

Locality - An historic market town known as "The Gateway to the Peak District" due to its convenient location to the magnificent Peak District National Park. It is within easy access of the A50 (9 miles) which connects to the M1 & M6 motorway links. Famous for its annual Royal Shrovetide Football (dates back to 1667) which is played on Shrove Tuesday and Ash Wednesday. There is a great array of amenities and facilities within a thriving town centre, which offers a plethora of individual, mainly independent shops and cafes. Ashbourne has a popular golf course on the outskirts of the town, and has the highly sought after secondary school of Queen Elizabeth's Grammar School (QEG's) which serves Ashbourne and the surrounding Derbyshire Dales villages. There is a bus station which helps connect Ashbourne to Derby and Uttoxeter with a number of regular services, and nearby train stations at Uttoxeter and Derby & Matlock.

Owner's perspective - We have lived here for 11 years we have enjoyed every moment. We've been blessed with great neighbours a great location and fantastic links to the town. All in all a very friendly street to live on. We've put a lot of thought and hard work into this property which we hope reflects in what we've achieved. It will be hard to move on but an opportunity has arisen we can't refuse. We're very sure whoever moves into number 28 will agree it's a great place to live.

Agents notes - Council Tax: Derbyshire Dales District Council & band D.

Services: mains water, gas, drainage, electricity and broadband. Tenure: Freehold.



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 ©2021

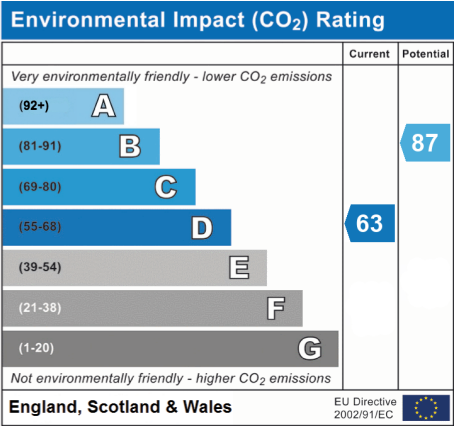
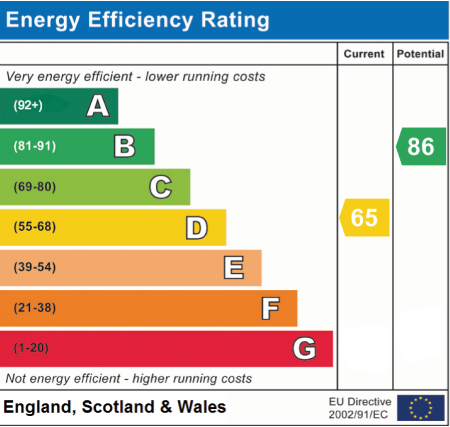






Disclaimer:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.



Nick Samways

Director
01335 818550



Stuart Bennet MNAEA

Director
01335 818550

3
 2
 4
 1700 sq ft