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SALES & LETTINGS

Derby Road, Derbyshire, DE6 IBH

Offers Over £500,000



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Occupying a substantial plot in a highly convenient location, this traditionally styled detached residence has been thoughtfully extended to provide flexible and beautifully appointed accommodation across two floors. Perfectly suited for modern family living and those who enjoy entertaining, the home opens into an inviting entrance hallway featuring a sleek anthracite radiator and a bespoke staircase. The ground floor flows effortlessly from a bright lounge, centered around a traditional cast iron log burner with a sandstone surround, into a dedicated dining area. At the heart of the home is a stunning re-fitted bespoke kitchen, boasting premium Quartz work surfaces, high-end integrated appliances, and French doors that lead directly to the rear terrace. Supporting the main living areas are a practical utility room and a modern cloakroom/WC.

The first floor offers four well-proportioned double bedrooms, including a generous master suite complete with a contemporary three-piece en suite and waterfall shower. The remaining bedrooms are served by a sophisticated four-piece family bathroom that features both a panelled bath and a double walk-in shower cubicle.

A standout feature of the property is the expansive rear garden. This private outdoor oasis includes a high-quality stone patio ideal for al fresco dining, a lush level lawn, and mature landscaping with privacy-enhancing hedgerows. A secluded raised timber deck at the rear provides a quiet retreat for the evening sun, while a timber wood store and discreet utility storage ensure the space remains functional. To the front, the property boasts a block-paved driveway providing ample off-road parking alongside a garage for additional storage.

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Ideally positioned within walking distance of local convenience stores, the diverse amenities of Ashbourne town centre, and key transport routes to Derby, this home offers a complete package for a growing family. An early internal viewing is highly recommended.

Entrance Hallway
Entered via a composite double-glazed front door with a UPVC double-glazed window to the front elevation. Features include a vertically mounted anthracite central heating radiator and a bespoke balustrade staircase rising to the first-floor landing. Internal doors provide access to:

Lounge
A bright and welcoming reception room with a UPVC double-glazed bay window to the front elevation. The focal point is a cast iron log-burning fireplace with a sandstone surround. Additional features include a TV aerial point, central heating radiator, telephone point, feature wall lighting, and an open aspect leading into:

Dining Room
An ideal space for formal dining and entertaining, seamlessly connected to the lounge. With a set of UPVC double glazed French doors leading to the rear patio and a central heating radiator complete the space.

Kitchen/Diner
The heart of the home, this re-fitted bespoke kitchen is beautifully appointed with a range of matching base and wall units, complemented by Quartz work surfaces. Integrated appliances include an inset sink with drainer and mixer tap, five-ring induction hob with extractor hood, full-height fridge freezer, dishwasher, and a combination of double microwave oven and oven/grill. Further features include a centrally mounted radiator, ceiling spotlights, and UPVC double-glazed French doors with side windows opening onto the rear patio.

Utility Room
Accessed via a UPVC double-glazed side entrance door, with plumbing and space for under-counter appliances, additional storage cupboards, and ceiling spotlights. An internal door leads to:

Cloaks/W.C.
Fitted with a low-level WC with continental flush, pedestal wash hand basin with mixer tap, electrical consumer unit, extractor fan, and housing the gas combination central heating boiler.

Landing
With a UPVC double-glazed window to the side elevation and access to all first-floor rooms.



Bedroom One
A spacious double bedroom with a UPVC double-glazed window to the rear elevation, central heating radiator, and TV aerial point. Open access leads to:

En-suite
Comprising a modern three-piece suite including a low-level WC, wash hand basin with mixer tap, and a double walk-in shower with glass screen, complementary tiling, and waterfall showerhead. Additional features include a chrome heated towel radiator, extractor fan, and a frosted UPVC double-glazed window to the rear.

Bedroom Two
With a UPVC double-glazed window to the front elevation, central heating radiator, TV aerial point, and access to the loft via hatch.




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Bedroom Three
Featuring a UPVC double-glazed window to the front elevation, central heating radiator, and TV aerial point.

Bedroom Four
With a UPVC double-glazed window to the rear elevation and central heating radiator.

Family Bathroom
A stylish four-piece suite comprising a low-level WC, vanity wash hand basin with mixer tap, panelled bath with complementary surrounds, and a walk-in double shower cubicle with glass screen and waterfall showerhead. Finished with LED lighting, chrome heated towel radiator, extractor fan, and a frosted UPVC double-glazed window to the front elevation.

Garage
With an up-and-over door to the front, providing useful storage space.

Garden
The garden is a real highlight of this home—well-kept, private, and offering plenty of space for both relaxing and hosting. Right outside the house is a large stone patio with more than enough room for a big dining table, perfect for summer BBQs. This leads onto a great-sized flat lawn that's ideal for kids to run around on or for just sitting back and enjoying the sun.

High hedges around the borders keep the space private, and there are several established trees, including a cherry tree that looks fantastic when in bloom. Tucked away in the far corner, you'll find a second decking area which is a great little sun trap for the end of the day.

It's a practical garden too, featuring a handy wood store, a composting spot, and a tidy area for the bins. Fully enclosed and not overlooked, it's a brilliant outdoor space that feels like a natural part of the house.

AML Disclaimer - Ashbourne/Uttoxeter Office
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

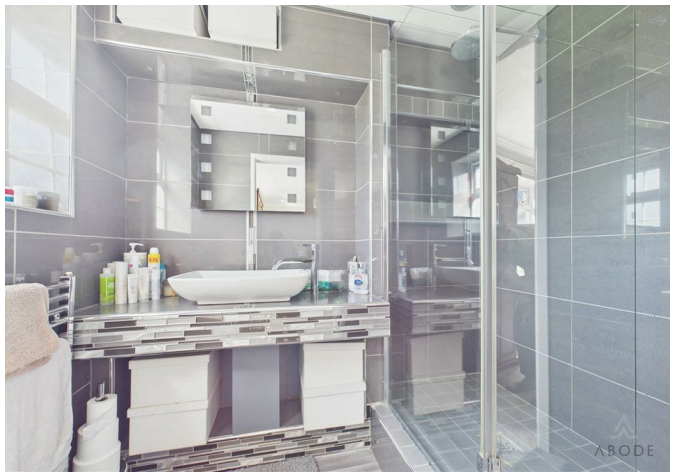
Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

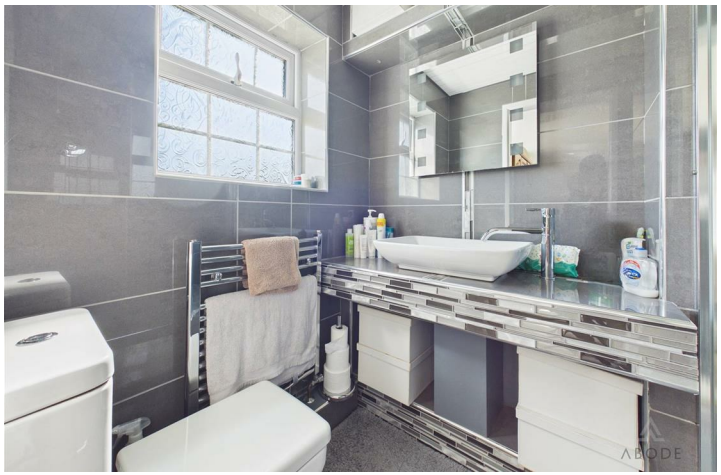
Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.











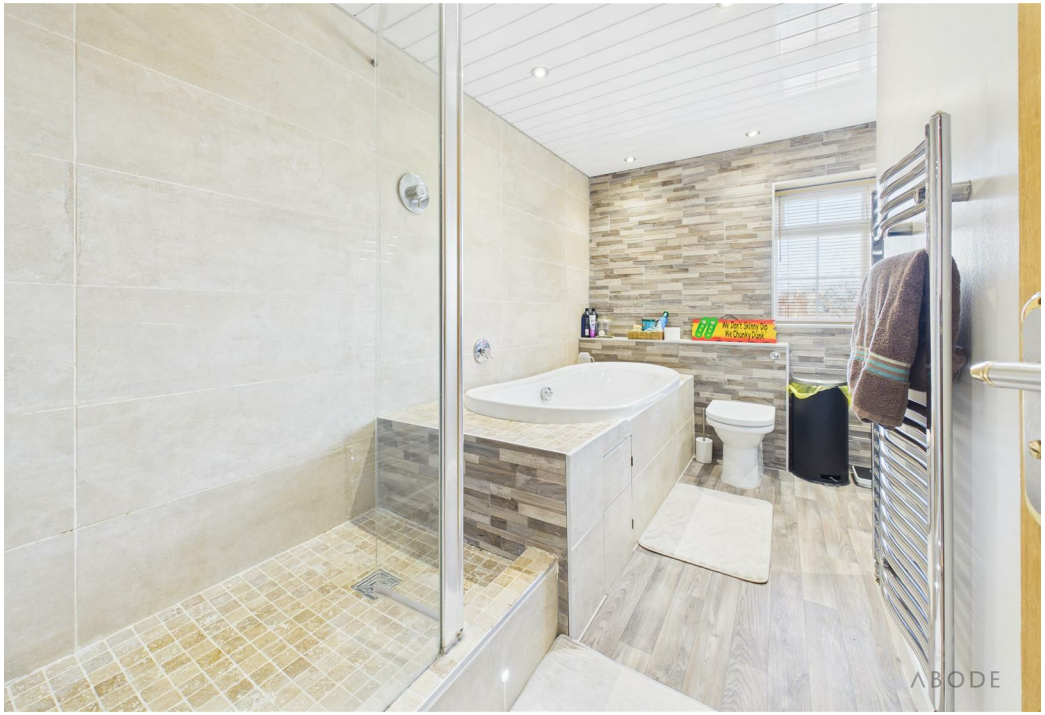











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We Don't Skinny Dip
We Chunky Dunk


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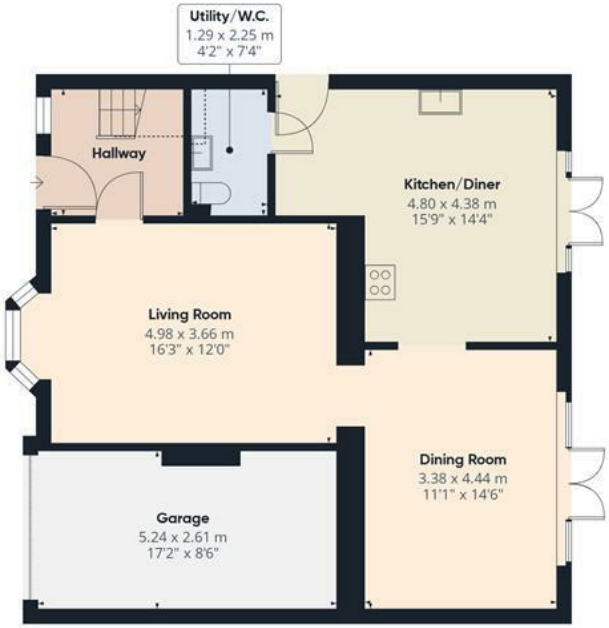












Floor 0



Floor 1



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Approximate total area(1)

144.4 m²

1555 ft²

Reduced headroom

1.1 m²

12 ft²

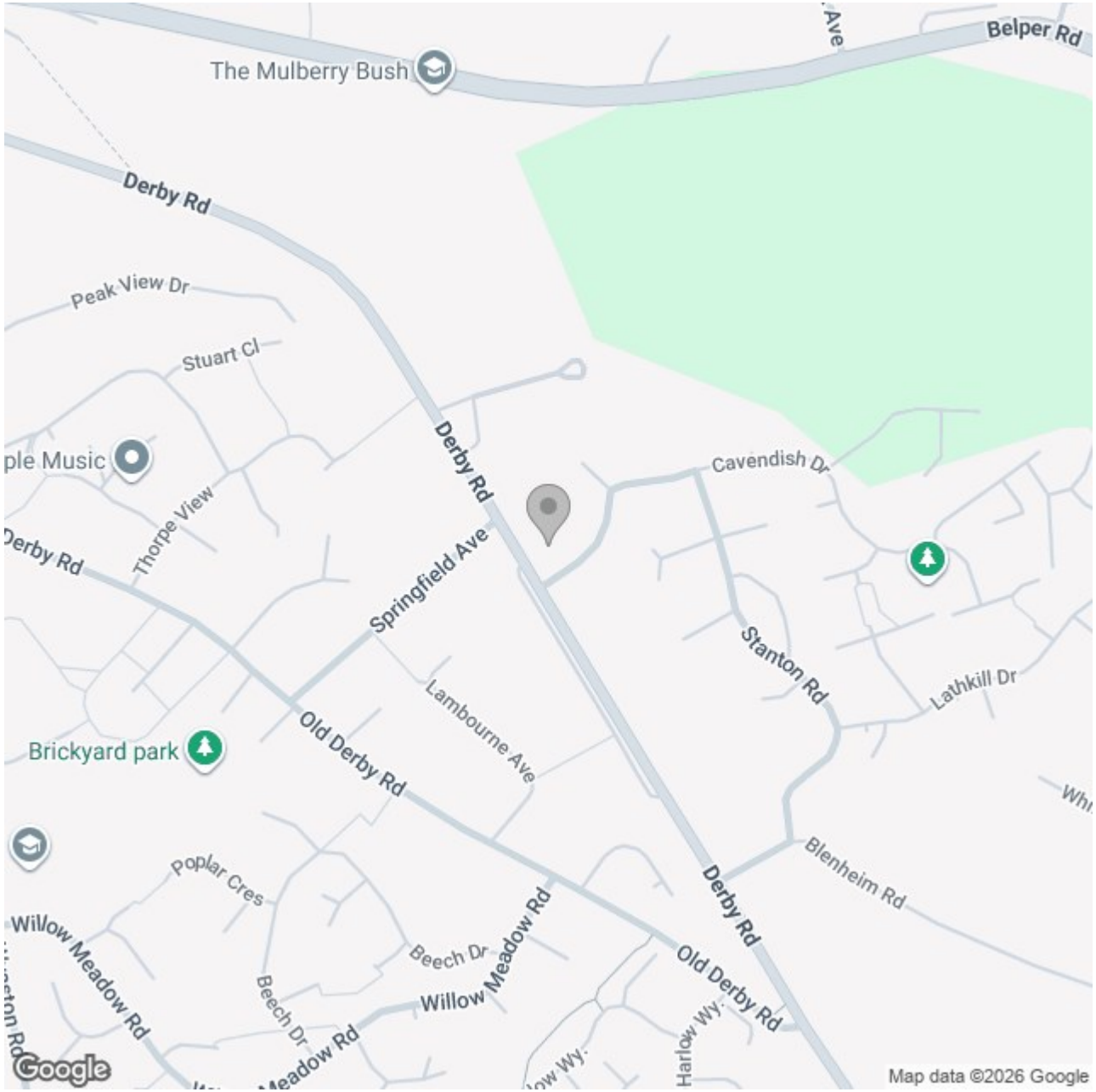
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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) A		
(81-91) B		
(69-80) C		79
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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