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SALES & LETTINGS

# 35 Tutbury Hollow

## , Ashbourne, DE6 1TD

Situated within a desirable cul-de-sac location in the sought-after area of Tutbury Hollow, this exceptional five-bedroom detached family home offers spacious and versatile accommodation arranged over three floors, complemented by ample off-road parking, a detached double garage, and beautifully landscaped rear gardens.

Finished to a high standard throughout, the property benefits from UPVC double glazing and gas central heating, and briefly comprises a welcoming entrance hallway, guest cloakroom/WC, spacious dual-aspect lounge, separate study ideal for remote working, and an impressive open-plan living dining kitchen forming the heart of the home. The contemporary kitchen is fitted with granite work surfaces, breakfast bar, and a full range of integrated appliances including double oven, microwave, dishwasher, wine cooler, fridge and freezer. A separate utility room provides additional storage and appliance space.

To the first floor are four well-proportioned bedrooms, including two generous doubles with stylish en suite shower rooms, together with a modern four-piece family bathroom featuring a separate double shower. The second floor is dedicated to the luxurious master suite, boasting a spacious dual-aspect bedroom, bespoke fitted dressing area, and an elegant four-piece en suite bathroom with twin vanity basins, bath, and separate

£585,000

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Hallway

Study

Lounge

Cloakroom/W.C.

Living/Dining Kitchen

Utility Room

Landing

Bedroom Two

En-suite

Bedroom Three

En-suite

Bedroom Four

Bedroom Five

Family Bathroom

Second Floor Landing

Bedroom One

En-suite

AML Disclaimer

PIF Disclaimer

Directions

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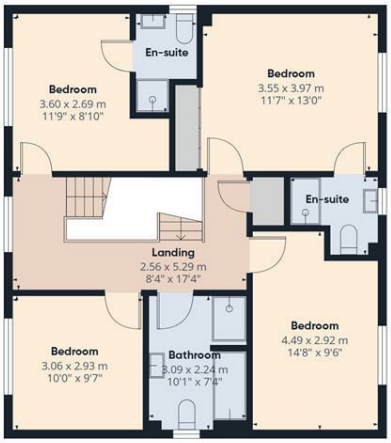
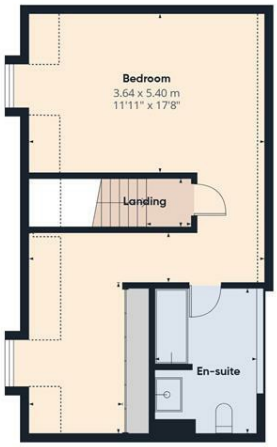
# Floor Plan

**Floor 0** Building 1




**Floor 1** Building 1




**Floor 2** Building 1

**Floor 0** Building 2

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**Approximate total area**(1)
222.9 m²
2399 ft²

**Reduced headroom**
5 m²
53 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.

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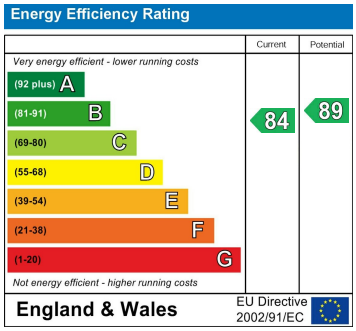


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