



**Old Derby Road, Ashbourne DE6 1BN**

**welcome to**

**Old Derby Road, Ashbourne**

A newly built three-bedroom, three-bathroom home on Old Derby Road, Ashbourne, DE6 1BN, set in a prime location just a short walk from the town centre, close to shops, cafés, schools, and with the Peak District moments away, complemented by a private garden, driveway, and carport with EV charging.



### Entrance Porch

The entrance hall opens into a bright, welcoming space with direct access to the front garden and driveway, creating an immediate sense of openness and connection to the exterior. Soon to be laid LVT flooring with underfloor heating provides a sleek, durable finish underfoot, setting a modern tone for the rest of the home while offering a practical, easy-care surface ideal for everyday use.

### Cloakroom/Wc

The cloakroom is neatly finished and features a modern WC and hand wash basin, finished with LVT flooring creating a practical and convenient ground-floor space ideal for guests and everyday use.

### Kitchen/Dining/Family Room

36' 10" x 14' 9" ( 11.23m x 4.50m )

The kitchen flows seamlessly into an open-plan dining and family living area, creating a spacious, sociable hub at the heart of the home. This space is anchored by the fully fitted Symphony kitchen, featuring handmade cabinetry across wall, floor and tall units, paired with sleek quartz worktops and upstand. A full suite of integrated appliances—including an oven, combi-microwave oven, 5-zone induction hob with extractor, full-height larder fridge and freezer, and dishwasher—ensures both style and practicality. Finished with bi-fold doors out to the back garden and underfloor heating.

### Lounge/Snug

10' 10" x 13' 4" ( 3.30m x 4.06m )

The snug/lounge offers a warm and comfortable retreat, finished with soft carpeted flooring that enhances the cosy feel of the space. Large bi-fold doors open directly onto the rear garden, allowing natural light to fill the room and creating an effortless connection between indoor relaxation and outdoor living. Finished with underfloor heating.

### Utility Room

6' 4" x 2' 11" ( 1.93m x 0.89m )

The utility room continues the same specification with complementary cupboards and worktops, while

LVT flooring runs throughout, enhancing the clean, modern feel of this open, versatile living space. Finished with underfloor heating.

### Bedroom Three

13' 4" x 9' 11" ( 4.06m x 3.02m )

Bedroom Three, located on the ground floor, is a bright and comfortable space featuring soft carpeted flooring and underfloor heating for an even, luxurious warmth. A front-facing window brings in plenty of natural light, making it an inviting and versatile room suited to use as a bedroom, guest room or home office.

### Ensuite

The en-suite to Bedroom Three is finished to a high contemporary standard, featuring elegant white porcelain sanitary ware, a modern WC with dual-flush mechanism, and chrome fittings throughout for a clean, polished look. A luxurious rainwater shower head with a separate handheld shower provides a premium showering experience, complemented by a heated towel rail for added comfort. The space is completed with stylish LVT flooring and half-tiled walls, creating a practical, durable and visually refined finish.

### Landing

The large landing provides a spacious central hub on the first floor, offering access to all rooms on this level while maintaining an open, airy feel. It features soft carpeted flooring for comfort underfoot and includes a built-in cupboard housing the AC system, keeping essential equipment neatly concealed and the space uncluttered.

### Bedroom One

14' 11" x 14' 9" ( 4.55m x 4.50m )

Bedroom One is a bright and inviting space featuring soft carpeted flooring and a rear-facing window that fills the room with natural light, creating a calm and private outlook.

### Dressing Room

14' 9" x 10' 8" ( 4.50m x 3.25m )

The dressing room, leading directly off Bedroom One, offers a private and practical space for organised storage. It features soft carpeted flooring for comfort and warmth, creating a seamless flow from the main bedroom while providing an ideal area for wardrobes, dressing furniture or a dedicated getting-ready space.

### Ensuite

The en-suite, accessed directly from the dressing room, features a front-facing window that brings natural light into this beautifully finished space. It includes elegant white porcelain sanitary ware, a modern WC with a dual-flush mechanism, and sleek chrome fittings for a clean, contemporary look. A luxurious rainwater shower head, paired with a separate handheld shower, offers a premium showering experience, while a heated towel rail adds comfort and practicality. The room is completed with stylish LVT flooring and half-tiled walls, creating a durable, refined and visually cohesive finish.

### Bedroom Two

13' 9" x 10' 11" ( 4.19m x 3.33m )

Bedroom Two is a well-proportioned room featuring soft carpeted flooring for comfort and warmth. A built-in storage cupboard provides practical space for organisation, making this a versatile and functional bedroom.

### Ensuite

The en-suite to Bedroom Two features a rear-facing window that fills the room with natural light, enhancing its calm and refined feel. It is fitted with elegant white porcelain sanitary ware, a modern WC with a dual-flush mechanism, and sleek chrome fittings for a crisp, contemporary finish. A luxurious rainwater shower head, paired with a separate handheld shower, provides a premium showering experience, while a heated towel rail adds everyday comfort. The look is completed with stylish LVT flooring and half-tiled walls, creating a durable, cohesive and beautifully finished space.

### Garden/Exterior



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welcome to

## Old Derby Road, Ashbourne

- Three bedrooms each with their own ensuite.
- Landscaped garden.
- Driveway with carport.
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Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: Deleted

**£625,000**



Please note the marker reflects the  
postcode not the actual property

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