

Blore Close

Ashbourne, DE6 1SS

John
German





Blore Close

Ashbourne, DE6 1SS

£600,000

Substantial five bedroom detached family home offering over 2,200 sq ft, set in a quiet cul-de-sac with three reception rooms, conservatory, dining kitchen, private rear garden, large driveway and double garage. No upward chain.



John German

A substantial five bedroom detached family home offered to the market for the first time in 36 years, positioned within a quiet and private cul-de-sac and offering over 2,200 sq ft of gross internal living space. Set on a spacious plot, the property benefits from a large driveway providing ample off-street parking, together with a double garage. Internally, the accommodation is well suited to family living, with three reception rooms, a conservatory and a dining kitchen, alongside a separate utility room and guest cloakroom.

To the first floor, the master bedroom benefits from an ensuite shower room, with four further bedrooms served by the family bathroom. Outside, the property has a private rear garden providing useful space for children, entertaining and general family use. The location is within walking distance of local amenities, parks and schools, while also being conveniently placed for access into Ashbourne and to the A52. Offering generous accommodation, parking and outside space in a private residential setting, 3 Blore Close would make an ideal home for a family looking for a substantial property. The property is also offered for sale with no upward chain.

UPVC doors open into the entrance porch, providing a practical space for coats and shoes, with a wooden door leading through to the reception hallway. Finished with porcelain tiled flooring, the hallway provides access to the sitting room, dining room, dining kitchen, snug and guest cloakroom.

Offering flexible use, the snug could also serve as a playroom or home office, with a square bay window to the front providing good natural light.

Continuing the tiled flooring, the guest cloakroom is fitted with a wash hand basin with chrome mixer tap and storage cupboard beneath, together with a low level WC.

Finished with tiled flooring, the dining kitchen has granite preparation surfaces incorporating a 1½ bowl sink with adjacent drainer and chrome mixer tap, complemented by tiled splashbacks. A range of cupboards and drawers beneath provides useful kitchen storage.

Adjoining the kitchen, the utility room features tiled flooring and granite preparation surfaces with an inset sink, adjacent drainer and chrome mixer tap, together with tiled splashbacks. There is appliance space and plumbing for a washing machine and separate tumble dryer, complemented by wall mounted cupboards and space for an American-style fridge freezer.

Generously proportioned and dual aspect, the living room has windows to the side and a square bay window to the front. A gas fire with stone fireplace and hearth forms the focal point of the room, while a door provides access into the conservatory. Positioned to the rear, the conservatory has porcelain tiled flooring, UPVC windows and a door opening directly onto the rear garden. Providing another versatile reception space, the dining room benefits from a UPVC door giving direct access to the rear garden.

From the first floor landing, doors lead to all bedrooms and the family bathroom, together with an airing cupboard housing the water tank. A loft hatch provides access to a partially boarded loft.

Generous in size, the principal bedroom is a spacious double with fitted wardrobes, drawers and a dressing table, together with a door leading into the ensuite shower room. Fitted with tiled flooring, the ensuite comprises a white suite with wall hung wash hand basin and chrome mixer tap, low level WC and shower enclosure with chrome mains shower.

Bedroom two is another spacious double room, fitted with wardrobes, drawers and a dressing table. Also offering good proportions, bedroom three is a spacious double room with fitted wardrobes and drawers. Bedroom four provides further double accommodation and includes fitted wardrobes and drawers. Completing the bedroom accommodation, bedroom five is a smaller double room and could also be used as a home office or additional family space if required.

Serving the remaining bedrooms, the family bathroom has tiled flooring and a white suite comprising a wash hand basin with vanity cupboards beneath, low level WC, bath with chrome mixer tap and separate shower enclosure with chrome mains rainfall shower. A chrome ladder-style heated towel rail completes the room.

To the front, a large block paved driveway provides ample off-street parking for multiple vehicles and leads to the detached double garage, which has an electric up-and-over door, power and lighting. An adjacent lawned area provides additional frontage to the property. To the rear is a private garden with a raised patio seating area, providing a practical space for outdoor dining and entertaining. Beyond this is a gravelled area and lawn, with mature hedge borders providing a good degree of privacy.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

The title is subject to rights and restrictions relating to an underground Severn Trent water main affecting part of the garden. These provisions may restrict building or certain works within the affected area. A copy of the Land Registry title is available from the selling agent, and purchasers are advised to have the matter checked by their legal adviser.

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

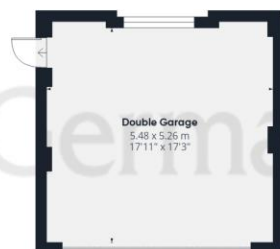
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/21082026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





Approximate total area⁽¹⁾

235.8 m²

2537 ft²

Reduced headroom

0.1 m²

1 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



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

Compton House, Shawcroft, Ashbourne, Derbyshire, DE6 1GD

01335 340730

ashbourne@johnngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



