



**Cavendish Drive, Ashbourne DE6 1SR**

**welcome to**

**Cavendish Drive, Ashbourne**

This spacious six bedroom, three bathroom detached home offers generous family living in one of Ashbourne's most desirable residential areas. Just moments from local schools, green spaces, and Ashbourne's vibrant town centre. Perfect for families wanting space and convenience.



### **Entrance Porch**

5' 11" x 4' 11" max ( 1.80m x 1.50m max )

Smart entrance porch with slate flooring, brick surround and a welcoming ceiling light leading into the entrance hall.

### **Entrance Hall**

A bright and spacious entrance hall with modern laminate flooring, twin pendant lights, a fitted radiator and a side window bringing in natural light.

### **Cloakroom/Wc**

A well appointed WC featuring floor to ceiling tiling for a clean, modern finish. Includes a fitted radiator, a side window providing natural light, a contemporary WC suite and a matching hand wash basin.

### **Snug**

11' 7" x 10' 4" ( 3.53m x 3.15m )

A versatile snug featuring an attractive bay with built in window seat. The room is finished with a ceiling light, ceiling cornice, carpeted floor, creating a warm and comfortable workspace ideal for home working, reading, or quiet retreat.

### **Kitchen**

16' 2" x 15' 3" ( 4.93m x 4.65m )

A beautifully presented kitchen offering a practical yet stylish cooking space, complete with integrated dishwasher, fridge, double oven and a five ring gas hob for modern convenience. The room features tiled flooring, sleek downlighting and two striking pendant lights positioned above the breakfast bar, which provides an inviting spot for casual dining or socialising while meals are prepared. Natural light flows in through a side window and an additional rear window, creating a bright and welcoming atmosphere throughout. There is also a corner cupboard where the boiler is housed.

### **Utility Room**

11' 7" x 6' 2" ( 3.53m x 1.88m )

A neatly arranged utility room with wall and base units, space for a washer and dryer and further appliances, additional under counter storage, a

stainless-steel sink, radiator, modern downlighting and durable tiled flooring. There is also a door leading out onto the side of the property for access to the garage, front and rear garden.

### **Conservatory**

17' 7" x 10' 6" ( 5.36m x 3.20m )

A light and inviting conservatory featuring a tiled floor for easy maintenance with underfloor heating and a brick base that adds warmth, stability, and character. Flooded with natural light, it offers an ideal space for relaxing, dining, or enjoying views of the garden throughout the year.

### **Dining Room**

12' 11" x 12' 4" ( 3.94m x 3.76m )

A centrally positioned dining room forming the heart of the home, with access from both the hallway and conservatory via elegant double glass doors to the front and rear. The space features soft carpeted flooring, atmospheric wall hung lighting and a fitted radiator, creating a warm and inviting setting ideal for everyday dining and entertaining.

### **Lounge**

23' inc bay window x 12' 10" ( 7.01m inc bay window x 3.91m )

A large welcoming lounge featuring a charming bay window that fills the room with natural light. The space includes a carpeted floor for comfort, two radiators for efficient heating and a smart fireplace with coal effect gas fire. This room is lit by two ceiling lights and wall lights. To the rear, a sliding door opens directly onto the garden, offering an easy indoor-outdoor flow.

### **Landing**

A gently rising carpeted staircase leads upward, framed by an attractive oak banister. Midway, a small half landing features a front facing window that brings natural light into the stairwell before the stairs continue to the main landing area. The landing itself is bright and spacious, finished with carpeted flooring, illuminated by stylish ceiling pendant lights and complemented by a side window that enhances

the airy feel of the space. This area also features an airing cupboard and loft access to a boarded loft.

### **Bedroom One**

13' 3" x 12' 8" ( 4.04m x 3.86m )

A spacious bedroom one featuring carpeted flooring for warmth and comfort. The room includes, down lighting, window to the rear and built in wardrobes, offering generous integrated storage while keeping the space feeling clean and uncluttered - an ideal main bedroom retreat.

### **Ensuite**

A well appointed en-suite featuring a mains fed shower, sink basin, and WC, all arranged for practical everyday use. A towel radiator provides warm, convenient heating, while a rear facing window brings in natural ventilation, creating a bright and comfortable private bathroom space.

### **Bedroom Two**

11' 11" x 8' 11" ( 3.63m x 2.72m )

A comfortable and well proportioned second bedroom featuring carpeted flooring and a radiator. A front facing window and ceiling light. A versatile space for family, guests, or home office use.

### **Bedroom Three**

13' 2" x 10' 11" ( 4.01m x 3.33m )

A comfortable third bedroom featuring a fitted wardrobe, radiator, ceiling light, carpeted flooring and a rear facing window. Well, proportioned and versatile, it works perfectly as a child's room, guest space, or home office.

### **Bedroom Four**

10' 9" x 10' 9" Max ( 3.28m x 3.28m Max )

A well proportioned fourth bedroom featuring a rear facing window that brings in plenty of natural light. The room is finished with soft carpeted flooring, a decorative ceiling cornice and a central ceiling light, creating a comfortable and inviting additional bedroom space.

### **Bedroom Five**



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welcome to

## Cavendish Drive, Ashbourne

- Six Bedrooms.
- Three Bathrooms.
- Beautifully landscaped garden.
- Double garage.
- Master bedroom with en suite.

Tenure: Freehold EPC Rating: C

Council Tax Band: G

offers in the region of

**£650,000**



Please note the marker reflects the postcode not the actual property

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