

# ASHOVER HOUSE



BLENHEIM









## Ashover House is a contemporary four bedroomed semi-detached home constructed to a high standard.

Offering beautiful living spaces and a pleasant rear garden, this property is ideal for a family and is a short distance from local amenities.

Across the ground floor are the main living areas, including the light-filled lounge with bi-folding doors opening to the rear and a well-appointed dining kitchen with integrated appliances. The first floor houses the four double bedrooms, two having en-suite shower rooms, the family bathroom and a useful office for home-working. Externally, the home has off-road parking to the front, a single garage and to the rear is a pleasant lawned garden with a seating area and views of the local countryside.

The property is located in the village of Oakerthorpe, which is close to the village of South Wingfield and the town of Alfreton, where there are a range of amenities. It is close to popular areas of the Peak District, and Chesterfield can be reached in under 30 minutes by car.

### **The property briefly comprises on the ground floor:**

Entrance hallway, lounge, utility room, WC, dining kitchen and storage cupboard.

**On the first floor:** Landing, master bedroom, master en-suite shower room, office, bedroom 2, bedroom 3, family bathroom, bedroom 4 and bedroom 4 en-suite shower room.



# GROUND & FIRST FLOORS

*A composite door with a double glazed side panel and a panel above opens to the:*

## Entrance Hall

Having a front facing aluminium double glazed panel, pendant light point, recessed lighting, data point and timber flooring with under floor heating. Timber doors open to the lounge, utility room, WC, and dining kitchen.

## Lounge

20'7 x 12'8 (6.27m x 3.86m)

A light-filled lounge with a front facing aluminium double glazed panel, pendant light points, TV/aerial point and under floor heating. An opening gives access to the dining kitchen and aluminium bi-fold doors open to the rear of the property.

## Utility Room

Having a front facing aluminium double glazed panel, recessed lighting, extractor fan and timber flooring with under floor heating. There are a range of base and wall units incorporating a work surface, matching upstands and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. A cupboard houses the boiler.

## WC

With recessed lighting, extractor fan, chrome heated towel rail, partially tiled walls and timber flooring with under floor heating. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.

## Dining Kitchen

21'9 x 13'11 (6.63m x 4.24m)

A well-appointed dining kitchen having a rear facing aluminium double glazed panel, pendant light points, recessed lighting, deep skirtings and timber flooring with under floor heating. There are a range of fitted base/wall and drawer units incorporating a work surface, upstands, under-counter lighting and an inset 1.5 bowl stainless steel sink with a chrome mixer Quooker tap. Appliances include a Neff full-height fridge freezer, Neff dishwasher and two

Neff oven/grills. There is a separate central island with a matching work surface that has an in-built Neff four-ring induction hob with a suction extractor. A timber door opens to the storage cupboard.

## Storage Cupboard

Having timber flooring with under floor heating and housing the under floor heating control unit.

From the entrance hall, a staircase with a timber handrail and glazed balustrading rises to the first floor.

## First Floor

## Landing

With pendant light points. Timber doors open to the master bedroom, office, bedroom 2, bedroom 3, family bathroom and bedroom 4.

## Master Bedroom

13'3 x 10'9 (4.04m x 3.28m)

A double bedroom having a rear facing aluminium double glazed window, recessed lighting, pendant light point and a central heating radiator. A timber door opens to the master en-suite shower room.

## Master En-Suite Shower Room

With recessed lighting, extractor fan, chrome heated towel rail, partially tiled walls and tiled flooring. There is a suite in white comprising a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one corner is a separate shower enclosure with a fitted shower, additional hand shower facility and a glazed screen/door.



UTILITY ROOM





LOUNGE







# FIRST FLOOR & GARDENS

## Office

6'1 x 3'10 (1.85m x 1.17m)

Having a rear facing aluminium double glazed window, flush light point and a central heating radiator.

## Bedroom 2

9'6 x 7'10 (2.90m x 2.39m)

Another double bedroom with a rear facing aluminium double glazed window, pendant light point, central heating radiator and a data point.

## Bedroom 3

8'2 x 7'10 (2.49m x 2.39m)

A further double bedroom having a front facing aluminium double glazed window, flush light point and a central heating radiator.

## Family Bathroom

A modern bathroom with a front facing aluminium double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail, shaver point, partially tiled walls and tiled flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap. There is a panelled bath with a chrome mixer tap and a fitted shower with a rain head shower, additional hand shower facility and glazed screen. A timber door opens to a cupboard that houses the hot water cylinder.

## Bedroom 4

13'8 x 9'6 (4.17m x 2.90m)

Having a rear facing aluminium double glazed window, pendant light point, data point and a central heating radiator. A timber door opens to the bedroom 4 en-suite shower room.

## Bedroom 4 En-Suite Shower Room

With a side facing aluminium double glazed window, recessed lighting, extractor fan, chrome heated towel rail, shaver point, partially tiled walls and tiled flooring. There is a suite in white comprising a low-level WC and a wash had basin with a chrome mixer tap.

## Exterior and Gardens

From Amber Meadow, a driveway continues to the front of Ashover House. To the front there is exterior lighting and off-road parking for two vehicles on a block paved driveway. Access can be gained to the single garage. A path continues to the right side of the property where a timber pedestrian gate opens to the rear.

## Single Garage

20'0 x 9'8 (6.10m x 2.95m)

With an up-and-over door, light and power.

To the rear of the property, there is exterior lighting, external power and a water tap. Access can be gained to the single garage via a composite door. From a stone flagged patio, access can be gained to the lounge and dining kitchen.

Beyond the patio is a pleasant garden mainly laid to lawn with a plant bed. The garden is fully enclosed by timber fencing.



LOUNGE



DINING KITCHEN





BEDROOM 2



BEDROOM 4



BEDROOM 3



BEDROOM 4 EN SUITE SHOWER ROOM





MASTER BEDROOM



OFFICE



MASTER EN-SUITE SHOWER ROOM



FAMILY BATHROOM







# GROUND FLOOR & GARAGE

Ground Floor:  
736 SQ.FT. (68.4 SQ.M.)



# FIRST FLOOR

First Floor:  
715 SQ.FT. (66.4 SQ.M.)  
Total Approximate Floor Area (Including Garage):  
1647 SQ.FT. (157.9 SQ.M.)





|                    |                  |
|--------------------|------------------|
| BEDROOMS<br>4      | BATHROOMS<br>3   |
| LIVING ROOMS<br>2  | SQFT<br>1,647    |
| TENURE<br>Freehold | COUNCIL TAX<br>— |

Services

Mains gas, mains electric, mains water and mains drainage.  
The broadband is fibre and the mobile signal quality is good.

Rights of Access & Shared Access

None.

Covenants/Easements or Wayleaves and Flood Risk

None and the flood risk is low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



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Amber Meadow, Oakerthorpe,  
Alfreton, Derbyshire, DE55 7SX

Offers the Region of  
£499,950

Viewing strictly by appointment with  
our consultant on: 0114 358 2020

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