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www.doveproperty.co.uk



Auction Close, Ashbourne, Derbyshire DE6 1GQ
£750 per calendar month. Unfurnished Deposit £865

GENERAL DESCRIPTION

Well presented end town house situated on a popular cul de sac development just a short walk from the centre of Ashbourne. Enjoying superb views over the town and countryside beyond, the property provides versatile accommodation in a convenient location.

Set over three floors, property briefly comprising 3 Double Bedrooms (1 en suite), spacious Lounge / Diner/ fully fitted Kitchen, Utility Room, Downstairs Cloaks, and Family Bathroom. To the front of the property is a private Drive giving off road parking for 2 vehicles with integral Garage and attractive, low maintenance Garden to the rear.

This modern build property is available unfurnished, is well sited for schools and all local amenities and provides an ideal location for commuters with easy access to all major routes.

Council Tax Band: D

EPC Band: D

ACCOMMODATION

GROUND FLOOR

ENTRANCE via hardwood door with double glazed windows above into:

ENTRANCE HALL with laminate wood effect flooring, having single panelled central heating radiator, concealed understairs storage cupboard and stairs off to first floor. Two 3-point spotlight rails fitted to ceiling with smoke alarm and security alarm panel. Thermostat control panel and doors off to:

DOWNSTAIRS CLOAKS having cushioned flooring, ceiling light fitment, fitted with a white two piece suite comprising low level W.C. and corner vanity wash hand basin with tiled splash back. Double glazed opaque window to front and central heating radiator.

BEDROOM THREE / STUDY (9'2" x 8'5") currently being utilised as a Study with double glazed french doors to rear garden, central heating radiator, telephone and broadband points. Laminate wood effect flooring continued from hall.

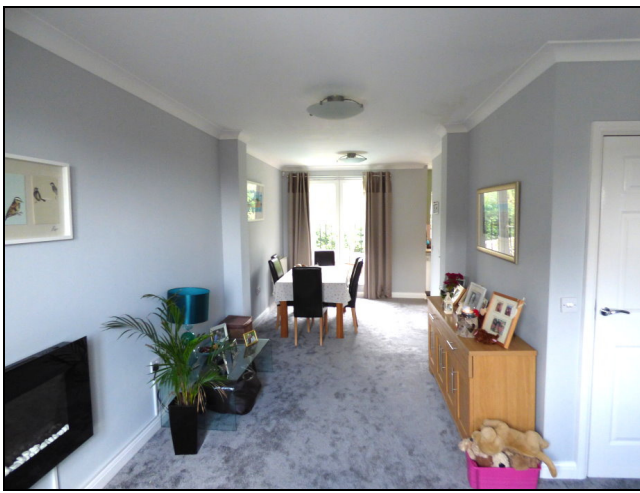


UTILITY ROOM (8'9" x 6'8") fitted with a range of beech effect base and eye level storage units incorporating beech work surface and stainless steel sink with drainer and mixer tap over. Single panelled central heating radiator, ceiling light fitment. Fitted with a 'Proline' freezer, "Electrolux" and 'Bosch' washing machine and tumble drier units, room having laminate wood effect flooring, being part tiled with wall mounted 'Gloworm Ultimate' gas boiler and double glazed door to rear garden.

FIRST FLOOR

LANDING at head of stairs with open balustrade with further security alarm panel, 5-point spotlight rail and smoke alarm fitted to ceiling. Single panelled central heating radiator, stairs to second floor and doors off to:

LOUNGE / DINER (15'5" x 9'0" plus 17'0" x 8'7") being L-shaped with two double central heating radiators, double glazed window to front and two double glazed french doors to front and rear aspects providing access to juliette balconies having wrought iron railings. Wall-mounted 'living flame' electric fire. Coving and three decorative lights to ceiling, television and telephone points with Sky leads. Well defined dining area having open archway through to:



FITTED KITCHEN (8'8" x 6'6") fitted with a range of beech base and eye level units, one being glass fronted incorporating beech work surfaces, wine rack and stainless steel sink with drainer, vegetable bowl and mixer tap over. Three point spotlight and recessed spots to ceiling, double glazed window to rear aspect and laminate wood effect flooring. Built-in "Neff" electric oven with matching "Neff" four ring gas hob and steel extractor hood over. Built-in fridge/freezer and free-standing "Bosch" dishwasher.



SECOND FLOOR

LANDING at head of carpeted stairs with open balustrade continued with 4-point spotlight rail and smoke alarm fitted to ceiling. Door concealing airing cupboard and hot water tank. Further doors off to:

BEDROOM ONE (15'6" x 9'7"), carpeted with two double glazed windows to front aspect, ceiling light fitment, single panelled central heating radiator, television and telephone points. Triple, mirror fronted built-in wardrobe with sliding doors and door off to:



ENSUITE SHOWER ROOM appointed with a white three piece suite comprising low level W.C., pedestal wash hand basin and double shower cubicle housing an "Aqualisa" electric shower. Room being part tiled with recessed spots to ceiling, central heating radiator, and cushioned flooring. Double glazed opaque window to side aspect.

BEDROOM TWO (11'11" x 8'6") with double glazed window to rear aspect, central heating radiator, built-in double wardrobe with mirrored sliding doors and loft hatch to ceiling.



FAMILY BATHROOM fitted with a white three piece suite comprising low level W.C., pedestal wash hand basin and panelled bath. Room being part tiled with recessed spotlights, extractor fan and double glazed Velux window to ceiling, central heating radiator and cushioned floor.

OUTSIDE

TO THE FRONT OF THE PROPERTY is an entrance path adjacent to which is a double width driveway offering off road parking for two vehicles. This leads to a single, integral garage with up and over doors having power and light.

TO THE FRONT OF THE PROPERTY is an attractive, low maintenance garden with two patio seating areas, one being raised, shrub filled gravelled borders and a gate providing access to rear and side of the property.



VIEWING: By appointment through Dove Property