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Auction Close, Ashbourne, Derbyshire DE6 1GQ

£735 per Calendar month Unfurnished £850 Security Deposit

GENERAL DESCRIPTION

A well presented, three storey town house situated in a much sought after location within the market town of Ashbourne. The property briefly comprises Entrance Hall, Downstairs Cloaks, Utility Room, Lounge / Diner, fitted Kitchen, two Double Bedrooms (one with Ensuite Shower Room), further Double Bedroom / Study on the Ground Floor, and well appointed Family Bathroom. With internal garage and off road parking for one vehicle. Enclosed garden to rear.

Located just a short walk from the Town Centre, this home is well sited for Ashbourne's excellent schools and all local amenities, and provides an ideal location for commuters with easy access to all major routes.

Early viewing highly recommended.

EPC Band: C

Council Tax Band: D

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via hardwood door with covered porch into:

ENTRANCE HALL having three, small double glazed windows above doorway, laminate flooring with inset entrance mat, and single panelled central heating radiator. Thermostat control and security alarm system panel to wall. Recessed spotlights and smoke alarm to ceiling. Door concealing understairs storage cupboard / closet, stairs off to first floor and doors off to:

DOWNSTAIRS CLOAKS fitted with a white two piece suite comprising low flush W.C and corner vanity wash hand basin, latter having tiled splashback. Room having laminate flooring continued from hall with double glazed opaque window to front. Single panelled central heating radiator and ceiling light fitment.

UTILITY ROOM (8'10" x 6'10" into cupboards) with wood effect vinyl flooring, fitted with a range of cream base and eye level storage units with light oak effect laminate work surface over. Inset stainless steel sink with drainer and mixer tap over, tiled splash backs, and space, power and plumbing for washing machine, tumble drier and freezer units under work surface. 'Glow worm Ultimate' gas boiler and extractor fan to wall. Double glazed single door providing access to rear garden, ceiling light fitment and single panelled central heating radiator.



BEDROOM 3 / STUDY (9'3" x 8'7") with single panelled central heating radiator and double glazed french doors to rear garden. Room having laminate flooring, and pendant light fitting to ceiling.

FIRST FLOOR:

LANDING at top of carpeted stairs with open balustrade, smoke alarm and recessed spotlights to ceiling. Single panelled central heating radiator and doors off to:

LOUNGE DINER (L-Shaped 26'3" max x 15'7" max) having well defined living and dining areas, room having laminate flooring, two double panelled central heating radiators with three pendant light fittings and coving to ceiling. Two double glazed french doors with juliet balconies to front and rear aspects. TV, Sky and two telephone points. Open section of wall through to:



KITCHEN (8'9" into cupboards x 6'9" into cupboards), with laminate flooring continued, appointed with a range of cream base and eye level storage units, one being glass fronted, with light oak effect laminate work surface above and tiled splash back behind. Inset stainless steel sink with vegetable bowl, drainer and mixer tap over. Integrated Neff electric oven, inset 'Neff' four-ring gas hob and brushed steel splash back and matching extractor hood above. Built-in 'Neff' refrigerator with freezer compartment. Further under-unit space, power and plumbing for either dishwasher or freezer unit. Double glazed window to rear aspect, double panelled central heating radiator, three point spotlight fitting to ceiling and under unit spotlights to cabinets / shelves.



SECOND FLOOR:

LANDING at top of carpeted stairs with open balustrade, smoke alarm, and recessed spotlights to ceiling. Door concealing airing cupboard housing hot water tank and immersion heater and further doors off to:

BEDROOM 1 (15'7" max x 9'5" max plus door recess) newly carpeted with two double glazed windows to front aspect, double panelled central heating radiator, Sky leads and television point. Pendant light fitting to ceiling and door off to:



ENSUITE SHOWER ROOM appointed with a white 3 piece suite comprising low flush W.C, pedestal wash hand basin and shower cubicle housing 'Aqualisa' thermostatically controlled shower. Room part tiled with new cushioned flooring, single panelled central heating radiator, recessed spotlights to ceiling and extractor fan.

BEDROOM 2 (12' max x 8'7" max) newly carpeted with double glazed window to rear aspect, and single panelled central heating radiator, pendant light fitting and loft access hatch to ceiling.



FAMILY BATHROOM appointed with a white 3 piece suite comprising low flush W.C., pedestal wash hand basin with chrome mixer tap and bath with chrome mixer tap. Room being half tiled with new cushioned flooring, single panelled central heating radiator, shavers point, extractor fan, recessed spotlights and double glazed Velux window to ceiling.

OUTSIDE:

TO THE FRONT OF THE PROPERTY is a private, block paved driveway offering off road parking for one vehicle leading to an integral, single garage with up and over door having power and light. Internal dimensions of garage 16'6" x 8'7". Foot path to entrance door with shrub filled border to the side.



TO THE REAR OF THE PROPERTY is an enclosed garden, with two patio seating areas (one raised), predominantly laid to lawn with borders to sides. Sky dish positioned at end of garden. Gate providing rear to front access behind neighbouring properties.