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Premier Avenue, Ashbourne, Derbyshire, DE6 1LH

£1175 per calendar month.

Deposit £1300

Unfurnished

GENERAL DESCRIPTION

A spacious, well presented 5 bedroomed detached home located in a popular and sought after residential area having open views to the rear. The property briefly comprises: entrance hall, family room, lounge with bay window, dining room, conservatory, fully fitted dining/kitchen with integral appliances and utility room with washing machine & tumble drier. To the first floor there are 5 bedrooms (1 en suite) and family bathroom. The property has GCH, is double glazed throughout and has satellite dish fitted.

This property offers spacious accommodation with low maintenance gardens front and rear. The driveway to the front affording off road parking for at least 3 vehicles leading to the integral single garage.

Located approximately 1 mile from the centre of Ashbourne the house is well situated for all local amenities and has good access to the A52 Derby / Stoke, and A38 with the A515/A50 link roads all within a short distance.

ACCOMMODATION

GROUND FLOOR

ENTRANCE via canopy porchway into:

ENTRANCE HALL with staircase off to galleried first floor landing, smoke alarm fitted to ceiling and laminate flooring. Doors leading off to:

FAMILY ROOM 17' x 9' (approx.) having laminate flooring and window to front.

LOUNGE 18'2" x 11'10" with bay window to front aspect, the main feature of the room being a gas coal effect fire with attractive marble hearth & white wooden surround. Fitted carpet, television and telephone points. Double French doors leading through to:

DINING ROOM 11'10" x 9'8" with fitted carpet and patio doors leading to conservatory.

CONSERVATORY



DINING/KITCHEN 12' 0" x 7'10" (excl. unit depth) A spacious room having laminate flooring, being fitted with a range of beech base and eye level units incorporating roll edge granite effect work surface, white sink with drainer and mixer tap over. Built in electric double oven with gas hob & extraction canopy over, dishwasher and free standing fridge freezer. Further door through to:

UTILITY ROOM 10'8" x 6'1" with laminate flooring continued from kitchen. With base and eye level storage units incorporating stainless steel sink with mixer tap over. Washing machine fully plumbed in and tumble drier. Doors off leading to rear of property and garage.



DOWNSTAIRS CLOAKS fitted with a white two piece suite comprising low level w.c. and wall mounted wash hand basin with tiled splashback. Opaque window to rear of property.

FIRST FLOOR

LANDING at head of central staircase with l-shaped galleried landing having smoke alarm, airing cupboard and fitted carpet with doors off to:

MASTER BEDROOM 14'6" x 11'2" having window to front aspect, three double wardrobes with matching chest of drawers and bedside cabinets. Fitted carpet, telephone and television points. Door through to:

ENSUITE SHOWER ROOM fitted with white three piece suite comprising low level w.c., pedestal wash hand basin and corner shower unit having thermostatically controlled electric shower. Room being half tiled with linoleum flooring and double glazed opaque window to front aspect.

BEDROOM TWO 11'10" x 10'9" having double glazed window with open views to rear aspect. Freestanding wardrobe, chest of drawers and desk unit. Fitted carpet.

BEDROOM FOUR 10'2" x 9'7" with double glazed window to rear aspect and laminate flooring. Freestanding wardrobe with matching chest of drawers.

BEDROOM THREE 19'9" x 7'8" with dormer window to front aspect, laminate flooring and freestanding wardrobe.

LUXURY FAMILY BATHROOM appointed with a white three piece suite comprising low level W.C., pedestal wash hand basin, and bath with mixer tap and thermostat controlled shower over. Double glazed opaque window to rear aspect, being half tiled with shavers point to wall and extractor fan in ceiling.

BEDROOM FIVE 8'6" x 6'8" with double glazed window with open views to rear aspect and fitted carpet.

OUTSIDE

Low maintenance front garden mainly laid to lawn adjacent to driveway providing access to the integral single garage having an up and over door. Rear private garden mainly lawn with mature shrub borders and patio area.

VIEWING: By appointment through Dove Property Management