



25 Church Street, Ashbourne,
Derbyshire DE6 1AE Tel/Fax 01335 342936
www.doveproperty.co.uk



Oxmead, Mayfield, Ashbourne DE6 2HZ

£725 per calendar month Part / Unfurnished Deposit £830

GENERAL DESCRIPTION

A well-presented three bedroom terraced house situated in a popular residential area just a 5 minute drive from centre of Ashbourne. Briefly comprising Lounge with multi-fuel burner, fully fitted Kitchen Diner, Rear Lobby, Utility Room / Downstairs Cloaks, one Single and Two Double Bedrooms, and Shower Room over two further floors.

The property comes fully double glazed with gas combi boiler, low maintenance front Garden, Driveway for up to two vehicles and Garden with Shed to the Rear.

Early Viewing Recommended.

Council Tax Band: B

EPC Band: D

ACCOMMODATION

GROUND FLOOR:

ENTRANCE under portico through composite wood effect entrance door into:

LOUNGE (13'7" into recess x 11'6"), carpeted with 5-point light fitting and smoke alarm to ceiling, single panelled central heating radiator and double glazed window to front aspect. Main feature of the room being a large brick-built fireplace housing a double door, cast iron multi-fuel burner with original wood 4-door built-in storage cupboard to side recess. Sky leads, telephone point, CO detector and open doorway into:



KITCHEN DINER (13'8" into cupboards x 10'3" max), having grey ceramic tiled flooring with 4-point ceiling spotlight fitting and recessed spotlights to ceiling, double glazed window to rear aspect and central heating radiator. Fitted with a range of oak effect base and eye level storage units with black granite effect laminate work surface and white ceramic tiled splash back and ledge. Free-standing 'Zanussi' double gas oven cooker with 4-ring gas hob, and stainless steel / glass chimney extractor hood over, under-counter 'Bosch' dishwasher and free-standing tall 'Zanussi' fridge freezer. Pine 2 door, 2 drawer dresser, stairs to first floor and open doorway into:



REAR PORCH (6'10" x 4'2"), with ceramic tiled flooring continued from kitchen diner, having white UPVC double glazed entrance door to rear porch, circular light fitting and loft access hatch to ceiling, high wood two-door electrics cupboard housing consumer unit and pine two-door storage cupboard. Pine internal door into:



UTILITY ROOM / DOWNSTAIRS CLOAKS (6'3" x 6'3"), with ceramic tiled flooring continued, ceiling light fitting, double glazed, obscured window to side and single panelled central heating radiator. White laminate work surface with 2 door storage cupboard over and shelves above with under-counter 'Beko' washing machine and space for tumble drier. Low flush W.C. and vanity wash hand basin.

FIRST FLOOR:

LANDING at top of carpeted stairs with white wood balustrade, pendant light fitting and smoke alarm to ceiling, double glazed window to rear aspect and central heating radiator. Doors off to:

BEDROOM 1 (12'3" x 11'8") carpeted with double glazed window to front aspect with views over countryside, single panelled central heating radiator, pendant light fitting to ceiling and open wardrobe with hanging rail and shelves.



SHOWER ROOM having blue, patterned cushioned flooring, appointed with a white 3-piece suite comprising a large shower cubicle wash with screen housing a Triton T80' electric shower, wash hand basin with single drawer cupboard under and low flush W.C. Room having circular light fitting and extractor fan to ceiling, 'Creda' convection heater and chrome heated towel rail. Shavers point, room having half wood panelled walls.

BEDROOM 3 (7'6" x 5') having oak effect laminate flooring with two double glazed windows to rear aspect, single panelled central heating radiator, pendant light fitting and pull cord, and numerous shelves to wall.



SECOND FLOOR:

STAIRS, carpeted with pendant light fitting and smoke alarm to ceiling and pine internal door through to:

BEDROOM 2 (13'6" max x 13'1" into dormer recess) carpeted with double glazed dormer window to Front aspect, single panelled central heating radiator, and pendant light fitting to ceiling. Room having television lead, free-standing 4 door wardrobe with hanging rail and two drawers, and matching 5 drawer storage unit.



OUTSIDE:

TO THE FRONT OF THE PROPERTY is a low maintenance, gravelled garden with shared footpath to front entrance door.

TO REAR OF THE PROPERTY, split by shared driveway is a yard area with external lantern and gate to shared driveway, across which is a parking area for up to two vehicles, log store, and a further gate and steps up to a rear garden, with lawn, shrub filled border, vegetable patch and 8' x 10' wood shed.



VIEWING: By appointment through Dove Property