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Woodeaves, Doles Lane, Clifton, Ashbourne, Derbyshire DE6 2DH

£825 pcm Unfurnished/Part Furnished/Furnished £950 Security Deposit

GENERAL DESCRIPTION

A charming 3 bedroom detached cottage set in a quiet village location just one mile from Ashbourne Town Centre. With fantastic views over open countryside, this comfortable home briefly comprises, Entrance Porch, Entrance Hall, spacious Lounge, Dining Room, fully fitted Kitchen with appliances, Utility Room, Downstairs Cloaks, two Double & one Single Bedrooms and Family Bathroom.

With large, mature gardens , integral garage and driveway for numerous vehicles, Woodeaves comes with majority double glazing and gas central heating with newly fitted combi boiler.

Early viewing highly recommended.

EPC Band: D

Council Tax Band: E

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via hardwood glazed entrance door into:

ENTRANCE PORCH with ceiling light fitment and coving to ceiling, entrance mat to floor and glazed internal door through to:

ENTRANCE HALL, carpeted and tiled flooring, with pendant light fitting, smoke alarm and coving to ceiling and two wall light fitments. One single and one double panelled central heating radiator, security alarm system panel, door concealing understairs storage cupboard and stairs to First Floor. Doors off to:

REAR ENTRANCE PORCH with pendant light fitting and coving to ceiling, ceramic tiled floor and double glazed entrance door to rear yard. Door off to:

DOWNSTAIRS CLOAKS fitted with a white low flush W.C , room having extractor fan and light fitment to ceiling, secondary glazed window to rear and ceramic tiled flooring.

LOUNGE (23'10" x 12'), carpeted with two light fitments and coving to ceiling, and four double wall light fitments. Two double glazed windows to front aspect, room having stone built arch to centre and fireplace with wood hearth and surround housing an electric fire. Storage unit to recess and television shelf to either side of fireplace. Two double panelled central heating radiators, television point, further door to rear of Entrance Hall and door through to:



DINING ROOM (15'9" x 9'7"), carpeted with beams and two light fitments to ceiling and two further wall light fitments. Two double glazed windows to front and rear aspects and two double panelled central heating radiators. One wall wood clad with open arch through to Kitchen.

KITCHEN (11/10" max into cupboards x 9'6" max into cupboards) with strip light, coving and smoke alarm to ceiling, and double glazed window to side aspect. Fitted with a range of dark pine base and eye level storage units, having granite effect laminate work surface over. Newly fitted built-in double electric oven, inset four ring gas hob and inset stainless steel sink with drainer, vegetable bowl and mixer tap over. Under-unit Dishwasher, refrigerator and freezer units. Room having tiled splash backs, and cushioned flooring.

UTILITY ROOM (5'6" x 3'8") with ceramic tiled flooring, single glazed window to side, washing machine and wall mounted, newly fitted combination boiler.

FIRST FLOOR:

LANDING at top of carpeted stairs pendant light fitting, smoke alarm and loft access hatch to ceiling. Telephone point, thermostat control, secondary glazed window to rear and doors off to:

BEDROOM 1 (16' into wardrobes x 12'3" max) carpeted with double glazed window to front aspect enjoying fantastic views over open countryside, pendant light fitting, central heating radiator, television points and range of pine built-in wardrobes, bedside tables and overhead storage cupboards. Built-in dressing table with inset wash hand basin.



BEDROOM 2 (13'4" max x 12' max) carpeted with double glazed window to front aspect with views, central heating radiator, pendant light fitting and television point. Three door built-in wardrobe with overhead storage cupboard and two further overhead storage cupboard opposite.

BEDROOM 3 (11'7" x 7') carpeted with pendant light fitting to ceiling, central heating radiator and double glazed window to rear. Built-in wardrobe with storage cupboards.

FAMILY BATHROOM appointed with a recently fitted white 4 piece suite comprising low flush W.C., pedestal wash hand basin, bath with mixer tap and double shower cubicle housing a 'Mira Sport' power shower. Room being part tiled with cushioned flooring, heated towel rail, loft access hatch, extractor fan and four point spotlight fitting to ceiling. Double glazed window to rear aspect.



OUTSIDE:

TO THE FRONT OF THE PROPERTY is a private, gated driveway offering off road parking for numerous vehicles with paved area leading to an integral, single garage having power, light and water with up and over door (internal dimensions 23'7" x 9'9").

TO THE SIDE OF THE PROPERTY is an attractive, large mature garden on split levels with lawned areas, raised border, mature trees and shrubs.



TO THE REAR OF THE PROPERTY is paved hard-standing utility area.