



**50 Northcliffe Road, Ashbourne, Derbyshire DE6 1FE**  
£650 per calendar month      Unfurnished      Deposit £750

### **GENERAL DESCRIPTION**

With open views to the rear, and views of the town and surrounding country side from the front, this traditional semi detached house is located at the end of Northcliffe Road just a 5 minute walk from Ashbourne town centre.

The accommodation briefly consists of lounge, dining kitchen (with pantry off), downstairs w.c. with 3 bedrooms and family bathroom. The property has GCH, and is double glazed throughout.

To the front of the property there is a lawned garden with driveway parking for 2 vehicles. To the rear is further lawned garden (split into 3 terraces) with flower and shrub borders and a generous patio area. Garden sheds are provided for storage

## **ACCOMMODATION**

### **GROUND FLOOR**

ENTRANCE HALL with fitted carpet, staircase to first floor and door leading to:

LOUNGE (13'11" x 11'5") With bay window to front overlooking part of the town and surrounding countryside. Main feature of the room being contemporary fireplace with white surround and polished granite hearth housing 'living flame' gas fire. Fitted carpet, t.v. aerial point and telephone point.



DINING KITCHEN (13'10" x 9'5" ) Fitted with a range of base and eye level units with roll edge work surface incorporating a freestanding New World electric cooker with 4 plat hob and extractor above. Plumbing for washing machine and window to rear with open views. Door off leading to useful pantry/under stairs storage. Further door leading to rear porch with quarry tile floor and providing access to;

DOWNSTAIRS CLOAKS; Low level w.c,

**FIRST FLOOR ;** Staircase from entrance hall leading to landing with storage cupboard.

BEDROOM 1 (9'4" x 10'0") Having window to front aspect, fitted carpet, t.v. aerial and telephone point (not connected)

BEDROOM 2 (10'1" x 9'4") Window to rear aspect with open views beyond. Fitted carpet, t.v. aerial and telephone point (not connected). Storage cupboard.

BEDROOM 3 (6'0" x 6'10") Window to front aspect with laminate flooring.

BATHROOM: Comprising a white three piece suite comprising low level W.C., pedestal wash hand basin and bath with thermostat control shower over. Chrome heated towel rail

### **OUTSIDE**

There is off road parking for at least 2 vehicles to the front of the property running adjacent to a lawned garden. To the rear is a lawned garden (split into 3 terraces) with large patio area and garden shed.

Council Tax Band - B



**VIEWING: By appointment through Dove Property Management**