



Ashbourne Business Centre, Dig Street, Ashbourne,
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www.doveproperty.co.uk



Kennedy's Close, Ashbourne, Derbyshire DE6 1GR

£550 per calendar month

Unfurnished

Deposit £650

GENERAL DESCRIPTION

A deceptively spacious two-bedroom cottage located in Ashbourne Town Centre, just minutes from all local amenities. Briefly comprising Entrance Hall, open plan Lounge / Kitchen / Diner, two Double Bedrooms and Bathroom.

Hard standing to the front of the property offers allocated parking.

With good access to A52 & A38 property would suit professional single or couple on first time rent.

Council Tax Band: B

EPC Band: D

ACCOMMODATION

ENTRANCE through hardwood, glazed entrance door into:

ENTRANCE HALL being carpeted with pendant light fitting to ceiling, stairs off to first floor and door through to:

OPEN PLAN LIVING / KITCHEN / DINER (L-Shaped 19'4" max x 16'2" max into cupboards) having two distinct areas; Lounge / Diner, and Kitchen.



LOUNGE / DINER AREA being carpeted with two single glazed windows to front and single glazed door to rear providing access to footpath behind property. Television & telephone points with Sky leads and two single panelled central heating radiators. Gas fire to wall with tiled hearth, door concealing understairs storage cupboard, thermostat control to wall, smoke alarm, three point light fitment and three point spotlight fitment to ceiling. Shelf unit to recess and open archway through to:



KITCHEN AREA with cushioned flooring, appointed with a range of oak effect base and eye level storage units. Granite effect laminate work surface with inset stainless steel sink with vegetable bowl and mixer tap over. Built-in tall fridge freezer unit, and washer machine. Integrated 'Hygena' electric oven with matching inset 4-ring gas hob over with extractor hood above.

FIRST FLOOR

LANDING at top of stairs with hand rail with single glazed window to side, door concealing airing cupboard / hot water tank, pendant light fitting, smoke alarm and loft access hatch to ceiling. Doors off to:

BEDROOM 1 (13'1" x 8'1") carpeted with two single glazed windows to front aspect, single panelled central heating radiator, door concealing built-in wardrobe with concertina door and pendant light fitting to ceiling.



BEDROOM 2 (9'8" x 7'9") being carpeted with double glazed velux window and pendant light fitting to ceiling, and single panelled central heating radiator.



BATHROOM with cushioned floor, room being half tiled, fitted with a white 3-piece suite comprising low flush W.C., pedestal wash hand basin, and bath with electric shower over. Single panelled central heating radiator, light fitting, double glazed velux window and extractor fan to ceiling.

OUTSIDE:

To the front of the property is a hard standing area offering allocated secure parking for one vehicle, further space available on enquiry. A private footpath extends to the left side and rear of the property..

Viewing through Dove Property on 01335 342936