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Thornley Place, Ashbourne, Derbyshire, DE6 1PQ
£750 per calendar month Unfurnished Deposit £850

GENERAL DESCRIPTION

An attractive 3 bedroom, 3 storey town house located in a much sought after residential development close to Ashbourne's town centre.

This well presented property briefly comprises; Entrance Hall, Downstairs Cloaks, Utility Room, L-Shaped, open plan Lounge Diner, fitted Kitchen, two Double & one Single Bedrooms and Family Bathroom.

Set in a secure, gated community, the property is fully double glazed with GCH. Integral garage with private drive for one vehicle to the front and attractive, low maintenance Garden to rear.

Council Tax Band D EPC Band C

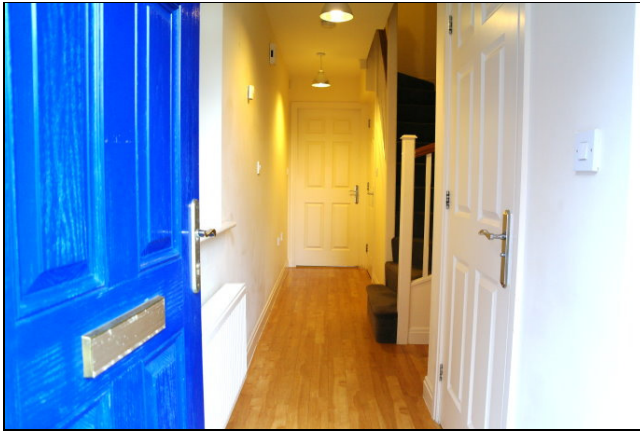
Tenant also to pay Service Charge at £18.50 / month

ACCOMMODATION

GROUND FLOOR

ENTRANCE via UPVC entrance door with double glazed window over into:

ENTRANCE HALL with two pendant light fittings, and smoke alarm to ceiling, thermostat control, and double panelled central heating radiator. Double glazed window to side, door concealing understairs storage cupboard and stairs off to first floor. Oak effect laminate flooring and doors off to:



DOWNSTAIRS CLOAKS with oak effect laminate flooring, appointed with a white two-piece suite comprising low flush W.C., and corner wash hand. Double glazed obscured window to front, tiled splash back and window ledge, and ceiling light fitment.

UTILITY ROOM (8'11" x 6'6" into cupboards) with light fitment and extractor fan to ceiling, ceramic tiled flooring and a range of maple effect, shaker style base and eye level storage units with granite effect laminate work surface over. Inset stainless steel sink with drainer and mixer tap above, tiled splash backs, and 'gas boiler concealed in cupboard. UPVC double glazed entrance door providing access to rear garden. Washing machine fitted under counter with space and plumbing for tumble Single panelled central heating radiator.

FIRST FLOOR

LANDING at top of carpeted stairs with open balustrade with light fitting and smoke alarm to ceiling, single panelled central heating radiator, stairs to second floor and doors off to:

LOUNGE DINER (L-shaped 28'8" reducing 9'3" x 15'11" reducing 8'8") carpeted, with two three point chrome spotlight fittings to ceiling, pendant light fitting over dining area and coving to ceiling. Two double glazed french doors to juliette balconies with front and rear aspects. Further double glazed window to front aspect, television point, Sky leads and telephone point. Three double panelled central heating radiators, and open archway into:



KITCHEN (6'7" x 8'10" into cupboards) with oak effect laminate flooring, room appointed with a range of maple effect, shaker style base and eye level storage units with granite effect laminate work surface over. Four-point chrome spotlight rail to ceiling and double glazed window to rear aspect. Built-in 'Neff' electric oven, inset 'Neff' 4-ring halogen hob with matching stainless steel chimney extractor hood above. Inset stainless steel sink with drainer, vegetable bowl and mixer tap over and white tiled splash backs. Integrated 'Electrolux' head height fridge freezer.



SECOND FLOOR

LANDING at top of carpeted stairs with open balustrade with pendant light fitting, loft access hatch and smoke alarm to ceiling, airing cupboard housing water heater, and doors off to:

MASTER BEDROOM (15'10" x 10'2" max), carpeted with two double glazed windows to front aspect, four point, brushed steel spotlight rail to ceiling television and telephone points. Double panelled central heating radiator.



BEDROOM 2 (14'4" max x 8'8" max), carpeted with double glazed window to rear aspect, single panelled central heating radiator and pendant light fitting to ceiling.

BEDROOM 3 (9'42" x 7'), carpeted with double glazed window to rear aspect, single panelled central heating radiator and pendant light fitting to ceiling.



BATHROOM , carpeted with room part tiled and appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and bath with shower attachment over. Single panelled central heating radiator, recessed spotlights, shavers point and extractor fan.

OUTSIDE

TO THE FRONT OF THE PROPERTY is footpath giving access to the entrance door. Adjacent to this is a private driveway offering off road parking for one vehicle. At the top of the drive is a single integral garage (internal dimensions 19'10 x 8'8") with up and over door having both power and light inside and a second double glazed entrance door to the rear garden.



TO THE REAR OF THE PROPERTY is an attractive, low maintenance garden with paved patio seating area and steps up to a larger gravelled seating area, the latter surrounded by borders.

VIEWING: By appointment through Dove Property