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**Station Street, Ashbourne, Derbyshire, DE6 1DF**

£675 per calendar month.

Deposit £800

Unfurnished

**GENERAL DESCRIPTION**

An immaculate, fully refurbished, 3 bedroom house in an excellent location close to Ashbourne town centre with garage and private parking.

This versatile property briefly comprises Entrance Hall, Lounge, Dining Room, fitted Kitchen with attractive range of units including integral hob and oven, and to the first floor there are 3 bedrooms (one with built in wardrobes) and family bathroom. The property has GCH and is double glazed throughout.

Parking area to the rear for two/three vehicles leading to large integral basement garage with utility area.

EPC Band: D

Council Tax Band: B

## ACCOMMODATION

### **GROUND FLOOR**

ENTRANCE under covered porch via UPVC double glazed, obscured entrance door into:

ENTRANCE HALL, newly carpeted with pendant light fitting, smoke alarm and coving to ceiling. Single panelled central heating radiator, open access through to Dining Room, stairs to first floor and door into:

LOUNGE (15'4" into bay x 12' max), newly carpeted with double glazed bay window to front aspect. Main feature of the room being an attractive gas fireplace consisting polished limestone hearth and back plate with pine surround and mantel. Television point, Sky leads, double panelled central heating radiator, with pendant light fitting and coving to ceiling.



DINING ROOM (16'4" max x 12'), newly carpeted with pendant light fitting and coving to ceiling. Double glazed window to rear aspect and double panelled central heating radiator. Television and telephone points, door concealing understairs storage cupboard and door through to:



KITCHEN (8'8" into cupboards x 7' into cupboards), having ceramic tiled flooring, room fitted with a range of oak effect base and eye level storage units with granite effect laminate work surface over. Tiled splash backs throughout, inset stainless steel sink with drainer, vegetable bowl and mixer tap over. Built-in 'Belling Synergie' double electric oven and matching inset 4-ring gas hob and extractor hood above. Space and power for fridge freezer unit. Single panelled central heating radiator, double glazed UPVC entrance door to rear and double glazed window to rear aspect. Three-point ceiling spotlight fitting.

## FIRST FLOOR

LANDING at top of newly carpeted stairs with open balustrade, two pendant light fittings, loft access hatch, smoke alarm and coving to ceiling. Single panelled central heating radiator, door concealing storage cupboard and doors off to:

BEDROOM 1 (11'9" x 10'2" max), newly carpeted with pedant light fitting, double glazed window to rear aspect and single panelled central heating radiator. Hanging rail to recess with curtain.



BEDROOM TWO (13'3" x 8'9" max), newly carpeted with pendant light fitting, double glazed window to rear aspect and single panelled central heating radiator.

BEDROOM THREE (10'3" x 7'2" max), newly carpeted with pedant light fitting, double glazed window to front aspect and single panelled central heating radiator. Double door built-in wardrobe with two storage cupboards over.



BATHROOM, recently fitted with slate effect tiled cushioned flooring, ceiling light fitment and double glazed velux window to rear aspect. Tiled splash back and bath walls, and chrome heated towel rail. Appointed with a white 3-piece suite comprising low flush W.C., pedestal wash hand basin and bath with shower screen and 'Mira 415' thermostatically controlled mains shower over.

## OUTSIDE

TO THE FRONT OF THE PROPERTY is a small walled entrance garden, gravelled with gate and path to entrance door.

TO THE REAR OF THE PROPERTY, approach via shared drive across neighbouring property is a hardstanding / block paved parking area offering off road parking for up to three vehicles. A shrub filled border extends to the rear of this area, with decked steps and balustrade going up to rear entrance door. At the base of the parking area is an up and over door into:



GARAGE (L-Shaped 20'6" reducing 11'9" x 16'3" reducing 8'8") with 2 ceiling light fittings, built-in storage cupboard and shelf, power, water supply, storage heater and wall mounted 'Worcester 24CDI' combi boiler.



**VIEWING: By appointment through Dove Property**