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Throstle Nest Way, Brailsford, Ashbourne DE6 3DB
£1,200 per calendar month Unfurnished Deposit £1,400

GENERAL DESCRIPTION

A spacious, fully renovated detached family home in a popular residential area with excellent access to local amenities and major trunk roads. Immaculate throughout, this executive home briefly comprises Reception Hall, Downstairs Cloaks, attractive Lounge, fully fitted Kitchen Diner, Utility Room, Conservatory, four Bedrooms, Family Bathroom, and Ensuite Shower Room to Master.

Located in a quiet cul de sac, the property enjoys a private drive offering off road parking for two vehicles and an attached Double Garage. With attractive South facing garden to the rear with raised decked seating areas surrounding the property.

Early Viewing recommended.

Council Tax Band E

EPC Band D

ACCOMMODATION

GROUND FLOOR

ENTRANCE under covered porch through oak, double glazed, obscured entrance door into:

ENTRANCE HALL, having oak flooring with recessed spotlights and smoke alarm to ceiling, double panelled central heating radiator, central heating control panel, stairs to first floor and doors off to:

LOUNGE (19'11" x 11'8"), with oak flooring continued from Hall, having recessed spotlights to ceiling, double glazed window to front aspect and double glazed bi-fold doors to rear. Room fitted with a black cast iron multi-fuel burner with double panelled central heating radiator, carbon monoxide detector and two wall light fittings. Television and telephone points with Sky leads and open archway through to:



KITCHEN DINER (21' x 10'10") with well defined Dining and Kitchen areas. Dining area having ceiling light fitting, tall central heating radiator, internal door to Entrance Hall and two double glazed bi-fold doors to rear aspect. Kitchen area with recessed spotlights, appointed with a range of grey, shaker style base and eye level storage units, with granite work surfaces over. Inset butler style sink with built-in twin electric ovens and 'Bosch' American style fridge freezer unit. Built-in 'Neff' dishwasher and inset 'Neff' four-ring ceramic hob, room with oak flooring continued and open doorway through to:



UTILITY ROOM (8'2" x 6'2") with oak flooring continued with recessed spotlights to ceiling, double panelled central heating radiator, double glazed window to side and double glazed hardwood entrance door. Room fitting with a range of light grey shaker style base and eye level storage units, with fitted 'Hotpoint' washing machine and tumble drier units. Further internal door into:

CONSERVATORY (12'2" x 9'10"), constructed with double glazed windows to rear and side aspects with single double glazed entrance door and french doors to rear. With ceramic tiled flooring with side passage off providing access to Garage and door to front Drive.

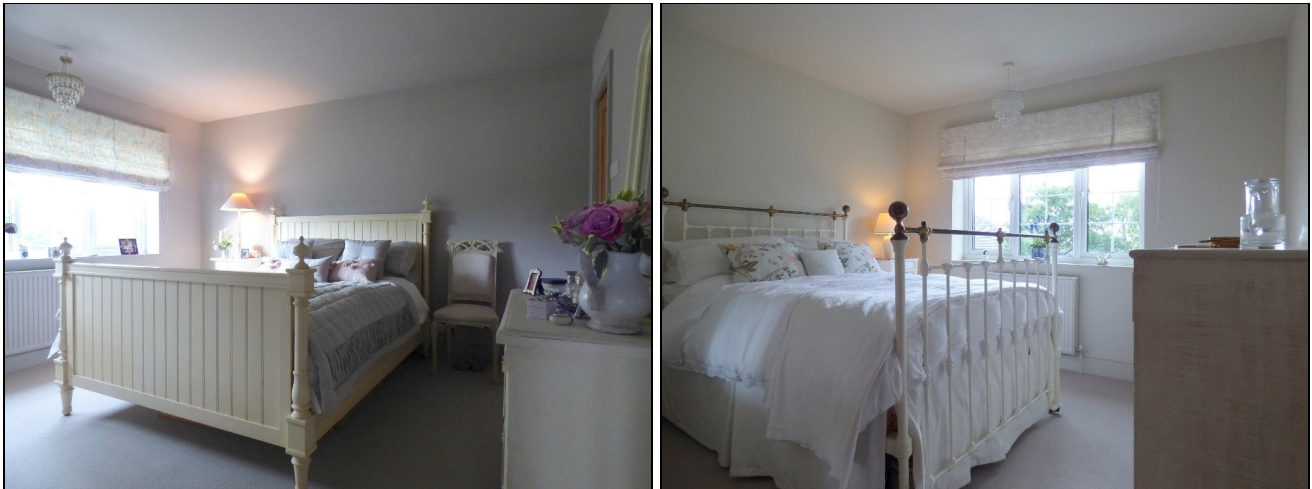
DOWNSTAIRS CLOAKS with oak flooring continued from the Hall, having recessed spotlights to ceiling, double glazed window to front and heated towel rail. Fitted with a white low flush W.C. and boxed wash hand basin.

FIRST FLOOR

LANDING at top of carpeted stairs with open balustrade with light fitting, loft access hatch, recessed spotlights and smoke alarm to ceiling, double panelled central heating radiator, and tall double glazed window to front aspect. Doors off to:

BEDROOM 4 / STUDY (11'8" x 6'11") carpeted, with recessed spotlights to ceiling, double panelled central heating radiator, telephone and network access points and double glazed window to rear aspect.

MASTER BEDROOM (12'9" x 11'3"), carpeted with double glazed window to rear aspect, wall light fitment and double panelled central heating radiator. Television point and door off to:



ENSUITE SHOWER ROOM with marble effect ceramic tiled floor, appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and large walk-in shower cubicle housing a chrome thermostatically controlled shower with hand attachment. Recessed spotlight and extractor fan to ceiling and chrome heated towel rail.

BEDROOM 3 (12'3" x 10'3"), carpeted with double glazed window to rear aspect, double panelled central heating radiator, ceiling light fitment and free-standing wardrobe with drawers.

BEDROOM 2 (10'11" x 10'9"), carpeted with double glazed window to rear aspect, double panelled central heating radiator, and ceiling light fitment.

BATHROOM (8'9" x 7'3") having ceramic tiled floor and double glazed window to rear, room part tiled and appointed with a white three-piece suite comprising low flush W.C., boxed wash hand basin and bath with chrome mixer tap and shower attachment. Chrome heated towel rail, medicine cabinet, with recessed spotlights and extractor fan to ceiling.



OUTSIDE

TO THE FRONT OF THE PROPERTY is private driveway offering off road parking for two vehicles and shrub filled borders to the side. The drive extends to the front Entrance Door and separate stable door to the Rear Passage. Drive also provides access via up and over door into an attached Double Garage (internal dimensions 16'8" x 16'4").

TO THE REAR OF THE PROPERTY is an attractive garden, predominantly lawned area with shrub filled borders, and mature trees. A raised deck around the rear of the property provides an attractive seating area with views over open countryside and farmland, in addition to a further, lower patio seating area.



VIEWING: By appointment through Dove Property