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Duncombe Drive, Ashbourne, Derbyshire, DE6 1LJ
£880 per calendar month Unfurnished Deposit £1,000

GENERAL DESCRIPTION

A spacious, well presented 3 bedroom, detached home located in a sought after residential development just 5 minutes walk to Ashbourne's town centre.

This versatile property, briefly comprises 3 Bedrooms (2 Doubles, 1 Single, 2 with fitted wardrobes), good sized Lounge with bay window to front aspect, fully fitted Kitchen Diner with integral fridge, gas hob and electric oven, Utility Room, Downstairs Cloaks, Conservatory, and Family Bathroom.

With attractive Gardens to front, side and rear, including a Greenhouse and storage shed, the property enjoys a private drive for one vehicle (additional parking to front on road) and an integral single Garage.

Council Tax Band D

EPC Band E

ACCOMMODATION

GROUND FLOOR

ENTRANCE under covered porch via hard wood, double glazed entrance door into:

ENTRANCE HALL with pendant light fitting and smoke alarm to ceiling, alarm system panel single panelled central heating radiator, and stairs off to first floor. Carpet to floor and door off to:

LOUNGE (15'6" into bay x 12'6" max), carpeted, with two 3 three-point ceiling light fittings and coving to ceiling. Double glazed bay window to front aspect, main feature of the room being a gas fireplace with polished limestone back plate and hearth with dark wood adam style surround and mantel. Door concealing understairs storage cupboard, television point and door through to:



KITCHEN DINER (19' max x 8'5" max) with well defined Kitchen and Dining areas. Kitchen area having strip light to ceiling, double glazed window to rear aspect and cushioned flooring. Having a range of oak effect base and eye level storage units with tiled splash backs, mottled cream laminate work surface with inset stainless steel sink with drainer, vegetable bowl, and mixer tap over. Built-in 'Tricity Bendix' double electric oven and 'Bosch' refrigerator. Inset 4-ring 'Tricity Bendix' gas hob with extractor hood above and internal door into Utility Room. Dining area carpeted with 3-point gold ceiling light fitting with double panelled central heating radiator and double glazed french doors into:



CONSERVATORY (10'6" x 9'2") with ceramic tiled flooring, double glazed windows to rear and side aspects, UPVC double glazed french doors to rear garden and 3-point ceiling light / fan.



UTILITY ROOM (6' x 5'1" into cupboards) with ceiling light fitment and loft access hatch to ceiling, cushioned flooring and a range of white wood base and eye level storage units. Inset stainless steel sink with drainer and mixer tap above, tiled splash backs, and 'GlowWorm Ultimate' gas boiler. Hardwood double glazed entrance door providing access to rear garden, and central heating control panel. Under-counter @hot point' washing machine and 'Beko' freezer units. Door off to:

DOWNSTAIRS CLOAKROOM with cushioned flooring continued, appointed with a white two-piece suite comprising low flush W.C., and corner vanity wash hand basin. Double glazed opaque window to side, tiled splash back, and ceiling light fitment.

FIRST FLOOR

LANDING at top of carpeted stairs with handrail and open balustrade with pendant light fitting, loft access hatch and smoke alarm to ceiling. Double glazed, obscured window to side, door concealing airing cupboard with hot water tank and immersion switch, and doors off to:

MASTER BEDROOM (11' x 8'8"), carpeted with double glazed window to front aspect, pendant light fitting and four door built-in wardrobe with hanging rail, shelves and build-in drawers. Television and telephone points and single panelled central heating radiator.



BEDROOM 2 (9'4" x 9'1"), carpeted with double glazed window to rear aspect, single panelled central heating radiator, and pendant light fitting to ceiling.

BEDROOM 3 (7'4" x 6'10"), carpeted with double glazed window to rear aspect, single panelled central heating radiator, pendant light fitting and corner raised shelf converted into a single bed frame.



BATHROOM, carpeted with ceiling light fitment and extractor fan to ceiling, and double glazed obscured window to rear, room part tiled and appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and bath with telephone handle shower attachment over. White single panelled central heating radiator, shavers point, medicine cabinet and shower screen..

OUTSIDE

TO THE FRONT OF THE PROPERTY is private driveway offering off road parking for one vehicle and lawn to side borders by mature shrub filled borders. . Front to rear access is via a footpath to the left of the property. At the top of the drive is a single integral garage with up and over door having both power and light inside.

TO THE REAR OF THE PROPERTY is an attractive garden with lawned area and shrub filled borders, with paved seating areas. Greenhouse and storage shed.

