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**The Green Road, Ashbourne, Derbyshire DE6 1ED**  
£925 per calendar month      Unfurnished      Deposit £1,065

### **GENERAL DESCRIPTION**

A character, mid-terraced home with many original features, situated on the much sought after Green Road, Ashbourne.

Fully redecorated, with new carpets throughout, with three Double Bedrooms and one Single Bedroom, Lounge, separate Dining Room, fitted Kitchen with free-standing gas range, Downstairs Cloaks and Family and Ensuite Bathrooms over three floors, this attractive family home comes unfurnished and ready to move into.

With well stocked gardens to front and rear, this property is ideally sited for schools (just 400 metres from Queen Elizabeth's Grammar School) and town centre alike.

Council Tax Band C

EPC Band E

## ACCOMMODATION

### GROUND FLOOR:

ENTRANCE through glazed, obscured, hard wood entrance door with single glazed, opaque window above into:

ENTRANCE HALL with 'Minton' style tiles flooring, single panelled central heating radiator and archway providing access to stairs up to first floor. Consumer unit to wall, with corniced ceiling and doors off to:

LOUNGE (14'9" into bay x 11'6" max), main feature of the room being an arched, gas fireplace with steel surround, slate hearth and antique pine mantel and single glazed, original bay window comprising three original sash windows. Double panelled central heating radiator, two television points, Sky leads, telephone point and recessed shelving to alcove left of fireplace. Corniced ceiling with new carpet to floor.



DINING ROOM (12'9" x 10'9" max) having terracotta ceramic tiled floor, brick built open firebox with timber mantel and original ceiling height, built-in double storage cupboard. Door to a further built in storage cupboard / Cloakroom, double glazed UPVC french doors to rear garden, double panelled central heating radiator and cornicing to ceiling. Open archway to Kitchen and further door through to:



DOWNSTAIRS CLOAKROOM fitted with a white two-piece suite comprising low flush W.C. and boxed vanity wash hand basin with double door cupboard under. Ceramic tiled floor continued from Dining Room with extractor fan and double light fitting to wall.



**KITCHEN** (15'1" x 7' 10" into cupboards) fitted with a range of cream base and eye level storage units (two glass fronted) with solid wood work surface throughout. Freestanding 'Kenwood' gas range cooker with double oven and 5 ring gas hob with matching extractor hood over, and Belfast sink with steel mixer tap over, inset to work surface. Space, power and plumbing beneath worktop for washing machine, tumble drier and dishwasher. Kitchen with tiled splash backs and ceramic tiled flooring continued. Recessed spotlights to ceiling, CO detector and two double glazed windows to rear and side aspects. Space for fridge freezer and double panelled central heating radiator.



#### **FIRST FLOOR:**

**LANDING** at top of newly carpeted stairs with balustrade and handrail. Smoke alarm and loft access hatch to ceiling. Alcove with shelving and double panelled central heating radiator. Television point and stairs off to second floor with understairs storage cupboard. Double glazed UPVC window to front aspect. Further door enclosing built-in storage cupboard and doors off to:

**BEDROOM 4** (7'10" max x 7'9" max) L-shaped room with double glazed UPVC sash window to rear aspect, double panelled central heating radiator and built in shelved storage cupboard.



**FAMILY BATHROOM** appointed with a white four piece bathroom suite comprising bath with mixer tap and 'telephone handle' shower attachment over, low flush W.C., pedestal wash hand basin and shower cubicle housing thermostatically controlled shower unit. Room fully tiled with ceramic tiled floor, inset shelved storage cupboard and double glazed opaque sash window to side aspect. Heated towel rail fitted.

BEDROOM 2 (12' 9" max x 9'4" max) with double glazed UPVC sash window to rear aspect, double panelled central heating radiator, and firebox cubby hole.



BEDROOM 3 (12'10" x 8'7") with double glazed window to front aspect, closed period fireplace with black grate and white wood surround and double panelled central heating radiator.

## SECOND FLOOR

BEDROOM 1 (18'3" max x 10'7" max) with two large double glazed 'Velux' windows to front and rear aspects with views over Ashbourne, double panelled central heating radiator, built-in chest of drawers and double, feature shelving unit at gable end. Under-eaves storage cupboard and door off to:



ENSUITE BATHROOM with a white three piece suite comprising bath with central mixer tap and shower attachment over, pedestal wash hand basin and low flush W.C.. Slate effect tiled flooring with tiled splash backs and heated towel rail. Double glazed 'Velux' window to rear aspect and recessed spotlights to ceiling.





**OUTSIDE:**

TO THE FRONT is a garden, predominantly laid to lawn with shrub filled borders accessed up a series of brick built steps. A paved pathway adjacent to the front lawn provides access to the entrance door with rear access being via a shared side alley to right of the neighbouring property. On street parking only for this style of house.



TO THE REAR is a large, split level garden, again predominantly laid to lawn. Access is via an easement over the neighbouring property onto a patio garden with stairs off to a decked seating area. Following on from this is a large lawned area with well stocked borders culminating in a large wooden shed and storage area behind at top of the rear garden.

**VIEWING: By appointment through Dove Property**