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Orchard Cottage, Kennedy's Close, Ashbourne, Derbyshire DE6 1GR-
£525 per calendar month Unfurnished Deposit £625

GENERAL DESCRIPTION

A deceptively spacious two-bedroom cottage located in Ashbourne Town Centre, just minutes from all local amenities. Briefly comprising Entrance Hall, open plan Lounge / Kitchen / Diner, two Double Bedrooms and Bathroom.

Hard standing to the front of the property offers allocated parking.

With good access to A52 & A38 property would suit professional single or couple on first time rent.

ACCOMMODATION

ENTRANCE through hardwood door into:

ENTRANCE HALL being carpeted with pendant light fitting to ceiling, stairs off to first floor and door through to:

OPEN PLAN LIVING / KITCHEN / DINER (L-Shaped 19'4" max x 16'2" max into cupboards) having two distinct areas; Lounge / Diner, and Kitchen.

LOUNGE / DINER AREA being carpeted with two single glazed windows to front and single glazed door to rear providing access to footpath behind property. Television & telephone points and double panelled central heating radiator. Gas fire to wall with tiled hearth, door concealing understairs storage cupboard, thermostat control to wall, smoke alarm and two pendant light fittings to ceiling.



KITCHEN AREA with cushioned flooring, appointed with a range of oak effect base and eye level storage units. Laminate work surface with inset stainless steel sink with vegetable bowl and mixer tap over. Built-in refrigerator unit, freezer unit, and washer machine. Integrated 'Hygena' electric oven with inset 4-ring gas hob over with extractor hood above. Single glazed window to side.

FIRST FLOOR

LANDING at top of stairs with hand rail with single glazed obscured window to side aspect, door concealing airing cupboard / hot water tank, two pendant light fittings, amoke alarm and loft access hatch to ceiling. Doors off to:

BEDROOM 1 (13'1" max x 8'1" max) carpeted with two single glazed windows to front aspect, double panelled central heating radiator, and television point. Door concealing built-in wardrobe with concertina door and pendant light fitting to ceiling.



BEDROOM 2 (9'8" max x 7'9" max) being carpeted with double glazed velux window to ceiling, double panelled central heating radiator and free-standing double door wardrobe.

BATHROOM with cushioned floor, room being half tiled, fitted with a cream 3-piece suite comprising low flush W.C., pedestal wash hand basin, and bath with 'New Wave' power shower over. Double panelled central heating radiator, pendant light fitting and extractor fan to ceiling.



OUTSIDE:

To the front of the property is a hard standing area offering allocated secure parking for one vehicle, further space available on enquiry. A private footpath extends to the right side and rear of the property..

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