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Tutbury Hollow, Ashbourne DE6 1TD

£1,175 per calendar month Unfurnished Deposit £1,350

GENERAL DESCRIPTION

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

The property enjoys a private drive offering off road parking for up to three vehicles and a detached Single Garage. With an enclosed West facing garden to the rear.

Early Viewing recommended.

Council Tax Band E

EPC Band B

ACCOMMODATION

GROUND FLOOR

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

RECEPTION HALL, having oak effect 'Projekt' flooring with pendant light fitting and smoke alarm to ceiling, two double glazed obscured windows to front, door concealing storage cupboard with consumer unit stairs to first floor and doors off to:

DOWNSTAIRS CLOAKS having oak effect 'Projekt' flooring with light fitment and extractor fan to ceiling, room being half tiled with low flush W.C., vanity wash hand basin and single panelled central heating radiator.

LOUNGE (21'1" x 13'5" into bay), having oak effect 'Projekt' flooring with two pendant light fittings to ceiling, two double glazed windows to front and side aspects and double glazed bay window to side aspect. Two single panelled central heating radiators, telephone and television points.



KITCHEN DINER (21'1" into cupboards x 15'2" into bay) with oak effect 'Projekt' flooring continued, with pendant and ceiling light fittings, heat alarm double glazed window to front aspect and double glazed bay window with UPVC double glazed french doors to rear garden. Television point with single and double panelled central heating radiators. Appointed with a range of cream shaker style base and eye level storage units with dark laminate work surface over. Built-in twin 'Zanussi' electric ovens, tall built-in 'Zanussi' fridge and freezer units and inset 'Zanussi' stainless steel four ring gas hob. Overhead matching stainless steel chimney extractor hook with splash back and built-in 'Zanussi' dishwasher. Door into:



UTILITY ROOM (6'6" into cupboards x 6') with light fitment and extractor fan to ceiling, 'Projekt' flooring continued, fitted with a cream shaker-style base level storage unit with darm wood effect laminate work surface over.. Inset stainless steel sink with drainer and mixer tap above, and 'GlowWorm Home 18S' combi boiler fitted to wall. Composite double glazed entrance door providing access to side alley, space and plumbing for washing machine and/or tumble dryer and internal door concealing understairs storage cupboard.



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, single panelled central heating radiator, door concealing storage cupboard and doors off to:

MASTER BEDROOM (12'9" x 12'), carpeted with pendant light fitting to ceiling, double glazed window to front aspect, built-in triple mirrored door wardrobe, television and telephone points. Thermostat control panel and door off to:



ENSUITE SHOWER ROOM with ceramic tiled floor, appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and white shower cubicle with concertina door housing a thermostatically controlled mains shower. Single panelled central heating radiator, light fitment and extractor fan to ceiling, room being part tiled.

BEDROOM 4 (8'6" x 8'2"), carpeted with double glazed window to rear aspect, single panelled central heating radiator, and pendant light fitting.

BEDROOM 3 (11'10" x 8'9"), carpeted with double glazed window to side aspect, single panelled central heating radiator, and pendant light fitting.



BEDROOM 2 (12'1" x 8'10" plus door recess), carpeted with two double glazed windows to front and side aspects, single panelled central heating radiator, and pendant light fitting.

BATHROOM having ceramic tiled floor, room part tiled and appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and bath with shower screen, mixer tap and shower attachment over. White single panelled central heating radiator, light fitment and extractor fan to ceiling and door concealing airing cupboard / hot water tank.



OUTSIDE

TO THE FRONT OF THE PROPERTY is private driveway offering off road parking for up to three vehicles At the top of the drive is a single detached garage (internal dimensions 17' x 9'3") with up and over door having both power and light inside. A gate provides access to the rear.



TO THE REAR OF THE PROPERTY is lawned, west facing rear garden with patio seating area.

VIEWING: By appointment through Dove Property