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King Street, Ashbourne, Derbyshire DE6 1EA

£850 per calendar month Unfurnished Deposit £980

GENERAL DESCRIPTION

A spacious, well presented town house with character features, close to Ashbourne's town centre.

Briefly comprises; Entrance Hall, Dining Room / Bedroom 4, Fitted Breakfast Kitchen with appliances, Lounge, three further Double Bedrooms, Ensuite Shower Room, and Family Bathroom.

With allocated Parking for one vehicle, with rear access via development Courtyard

Council Tax Band C

EPC Band D

ACCOMMODATION

GROUND FLOOR

ENTRANCE through new composite entrance door with double glazed, leaded panels into:

ENTRANCE HALL, newly carpeted with double spotlight fitting, single panelled central heating radiator and stairs to First Floor. Grey, ribbed entrance carpet and doors off to:

DINING ROOM / BEDROOM 4 (12'6" x 11'), newly carpeted with pendant light fitting and oak beams to ceiling, double panelled central heating radiator and two double glazed sash windows to front aspect.



LOUNGE (16'6" x 13'2" max), newly carpeted, with two pendant light fittings and oak beams to ceiling, brick built fireplace with oak mantel and terracotta tiled hearth, and double panelled central heating radiator. Further internal door into:



BREAKFAST KITCHEN (12'9" into cupboards x 9'7" into cupboards) with grey ceramic tiled flooring and two 3-point ceiling spotlight fittings, smoke alarm and oak beams to ceiling. Room having double glazed window to rear aspect, white UPVC double glazed, obscured entrance door to rear courtyard and double panelled central heating radiator. Newly fitted with a range of white shaker style base and eye level storage units with light oak effect laminate work surface over and inset stainless steel sink with mixer tap above. White ceramic tiled splash back throughout with new built-in 'Lamona' single electric oven, matching inset 4-ring ceramic hob and stainless steel chimney extractor hood above. New under-counter 'Statesman' washing machine and free-standing tall 'Montpellier' fridge freezer unit. Wall mounted Ideal Logic+ combi boiler and mobile 'Honeywell' central heating control panel.



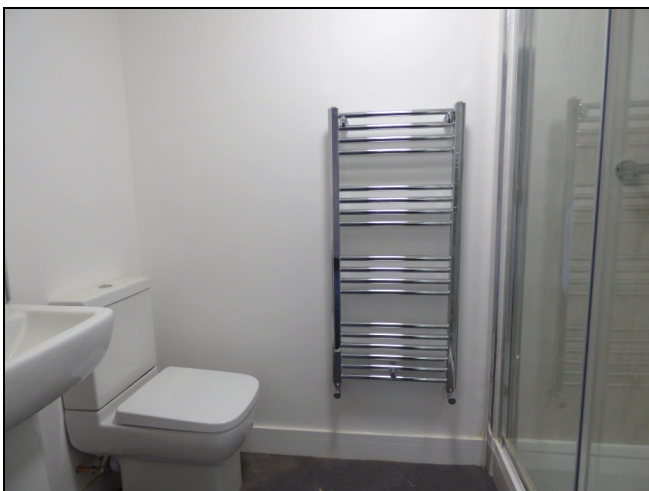
FIRST FLOOR

LANDING at top of newly carpeted stairs with handrail and open balustrade with pendant light fitting and smoke alarm to ceiling, double glazed, obscured window to side and doors off to:

BEDROOM ONE (14'9" max x 12'), newly carpeted with double glazed sash window to front aspect, pendant light fitting and white painted beam to ceiling, double panelled central heating radiator and door off to:



ENSUITE SHOWER ROOM having new stone effect cushioned flooring with light fitment and extractor to ceiling, room part tiled and newly appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and large shower cubicle with glass sliding doors, and marble effect shower board walls housing a mains thermostatically controlled shower. Chrome heated towel rail.



BEDROOM TWO (13'6" x 13'1" max), down four steps, newly carpeted with two double glazed windows to side aspect, double panelled central heating radiator, two wall mounted single spotlight fittings and beamed ceiling.



BEDROOM THREE (12'8" max x 9'7"), newly carpeted with double glazed window to front aspect, pendant light fitting and white painted beam to ceiling, and double panelled central heating radiator.

BATHROOM (12'10" max x 9'8") having new stone effect cushioned flooring with oak beams, two light fittings and extractor to ceiling. Room part tiled and newly appointed with a white four-piece suite comprising low flush W.C., pedestal wash hand basin, bath and corner shower cubicle with glass doors, and marble effect shower board walls housing a mains thermostatically controlled shower with monsoon head and hand attachment. Chrome heated towel rail and 4 recessed shelves.



OUTSIDE

TO THE SIDE OF THE PROPERTY is an access way, through an archway into Malthouse Yard courtyard.

TO THE REAR OF THE PROPERTY, once through the archway, the rear entrance door to the Kitchen is up two stone steps to the left. Opposite is a small parking area with one space allocated to the Property.

VIEWING: By appointment through Dove Property