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[www.doveproperty.co.uk](http://www.doveproperty.co.uk)



**Mayfield Avenue, Mayfield, Ashbourne, Derbyshire DE6 2JA**  
£575 per calendar month      Unfurnished      Deposit £675

### **GENERAL DESCRIPTION**

A 3 bedroomed semi detached property located in Mayfield, just one mile from Ashbourne Town Centre. Briefly consisting Entrance Hall, Lounge, recently fitted Dining Kitchen, 3 Bedrooms and Family Bathroom. GCH & double glazed. Newly fitted carpet throughout.

To the front of the property is a lawned garden, with ample car parking on an adjacent private driveway leading to the rear of the property. To the rear is a hard standing area with raised, planted borders. Well sited for schools and all local amenities and provides an ideal location for commuters with easy access to all major routes.

Council Tax Band: B

EPC Band: TBC

## **ACCOMMODATION**

### **GROUND FLOOR:**

ENTRANCE through UPVC double glazed door into:

ENTRANCE HALL with stairs off to first floor, newly fitted carpet and access to understairs storage area. Further doors off to:

DINING KITCHEN (16'5" x 6'10") being recently fitted with a light oak range of base and eye level storage units with laminate work surface over. Inset single stainless steel sink, gas/electric points for cooker and plumbing for washing machine. Ceramic tiled flooring. Double glazed window and double glazed UPVC door to rear. Wall mounted 'Baxi' boiler.



LOUNGE (10'6" max x 13') with a double glazed bay window to front, tiled hearth and surround with open fire place. Newly fitted carpet. TV and Sky aerial points.



### **FIRST FLOOR:**

LANDING at top of stairs with doors off to:

**BEDROOM 1** (11'4"max x 9'7") room having bay window to front aspect. Newly fitted carpet & telephone point.



**BEDROOM 2** (10'6" x 10'7") with double glazed window to rear aspect, newly fitted carpet and t.v. aerial point.

**BEDROOM 3** (6'5" x 6'2") with double glazed window to front aspect and newly fitted carpet.



**BATHROOM** having white three piece bathroom suite comprising bath with central mixer tap and shower attachment over, low flush W.C. and pedestal wash hand basin. Room half tiled with linoleum flooring. Double glazed opaque window to side aspect.



**OUTSIDE:**

To the front of the property is a lawned front garden enclosed by fencing, adjacent to which is a gated private drive offering off road parking for 3 vehicles. This continues to the right side of the property leading to the rear hard standing area with raised borders.

**VIEWING: By appointment through Dove Property**