



25 Church Street, Ashbourne,
Derbyshire DE6 1AE Tel/Fax 01335 342936
www.doveproperty.co.uk



Thorpe View, Ashbourne, Derbyshire, DE6 1SY
£875 per calendar month Unfurnished Deposit £1,000

GENERAL DESCRIPTION

A spacious, well presented 3 bedroom, 3 storey town house located in a sought after residential development close to Ashbourne's town centre.

This versatile property, recently redecorated, briefly comprises 3 Double Bedrooms (1 En-suite, 2 with fitted wardrobes), spacious Lounge/ Diner with Juliette balconies to front and rear, fully fitted Kitchen with integral fridge, dishwasher, gas hob and electric oven, Utility Room, Family Bathroom and Downstairs Shower Room. The property is offered with fitted carpets, laminate flooring and curtains/blinds throughout, and is double glazed with GCH. Integral garage with power and light with attractive Garden to rear.

Council Tax Band D

EPC Band C

ACCOMMODATION

GROUND FLOOR

ENTRANCE via UPVC entrance door into:

ENTRANCE HALL with two pendant light fittings, coving and smoke alarm to ceiling, alarm system panel and thermostat control. Two double panelled central heating radiators, door concealing understairs storage cupboard and stairs off to first floor. Carpet to floor with inset entrance mat and doors off to:



DOWNSTAIRS SHOWER ROOM with ceramic tiled flooring, appointed with a white three-piece suite comprising low flush W.C., vanity wash hand basin and shower cubicle housing a 'Triton' mains shower. Double glazed opaque window to front, tiled splash back, ceiling light fitment and extractor fan.

BEDROOM 3 / STUDY (13'6" x 9'4") carpeted, with pendant light fitting to ceiling, double panelled central heating radiator, telephone point and double glazed french doors to rear garden.

UTILITY ROOM (9' x 6'8" into cupboards) with ceiling light fitment and extractor fan to ceiling, laminate flooring and a range of maple effect shaker-style base and eye level storage units. Inset stainless steel sink with drainer and mixer tap above, tiled splash backs, and 'GlowWorm Micron' boiler concealed in cupboard. UPVC double glazed entrance door providing access to rear garden and space and plumbing for washing machine and/or tumble dryer and freezer.

FIRST FLOOR

LANDING at top of carpeted stairs with open balustrade with pendant light fitting and smoke alarm to ceiling, double panelled central heating radiator, stairs to second floor and door off to:

LOUNGE DINER (L-shaped 26'4" reducing to 9'2" x 15'8" reducing to 8'6") carpeted, with 3 three-point ceiling light fittings and coving to ceiling and double glazed french doors to Juliette balconies to front and rear aspects. Further double glazed window to front aspect, two double panelled central heating radiators, television and telephone points, Sky leads and open archway into:



KITCHEN (9' into cupboards x 6'8" into cupboards) with laminate flooring, room appointed with a range of maple effect shaker style base and eye level storage units, one glass fronted, recessed spotlights and double glazed window to rear aspect. Built-in 'Neff' electric oven, inset 'Neff' 4-ring gas hob with matching stainless steel extractor hood above. Inset stainless steel sink with drainer, vegetable bowl and mixer tap over. Integrated 'Neff' dishwasher and 'Neff' refrigerator with freezer compartment.



SECOND FLOOR

LANDING at top of carpeted stairs with open balustrade with pendant light fitting and smoke alarm to ceiling, airing cupboard housing 'Boiler Mate', double panelled central heating radiator, and doors off to:

MASTER BEDROOM (13'8" x 9'11" plus door recess), carpeted with double glazed window and velux window to front aspect, pendant light fitting and double door built-in wardrobe with hanging rail and shelf. Television and telephone points and double panelled central heating radiator. 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 large white shower cubicle with concertina door housing a 'Triton' mains shower. Double panelled central heating radiator, recessed spotlights and extractor fan to ceiling, room being part tiled.

BEDROOM 2 (9'4" x 8'7"), carpeted with double glazed window to rear aspect, double panelled central heating radiator, pendant light fitting and loft access hatch to ceiling. Built-in double door wardrobe with hanging rail and shelf.



BATHROOM having ceramic tiled floor and velux window to rear, room part tiled and appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and bath. White double panelled central heating radiator.

OUTSIDE

TO THE FRONT OF THE PROPERTY is private driveway offering off road parking for two vehicles and lawn to side. Front to rear access is via alleyway to side of neighbouring property. At the top of the drive is a single integral garage with up and over door having both power and light inside.

TO THE REAR OF THE PROPERTY is an attractive garden with lawned area and shrub filled borders, gravelled area and two paved seating areas. Garden is South facing.



VIEWING: By appointment through Dove Property