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**Thorpe View, Ashbourne, Derbyshire, DE6 1SY**  
£735 per calendar month      Unfurnished      Deposit £900

### **GENERAL DESCRIPTION**

An attractive 3 bedroom, 3 storey town house located in a sought after residential development close to Ashbourne's town centre.

This well presented property briefly comprises; 3 Double Bedrooms (1 En-suite, 2 with fitted wardrobes), fully fitted Kitchen with integral fridge, dishwasher, gas hob and electric oven. Spacious L-Shaped Lounge Diner. Family Bathroom, Utility Room, and Downstairs Shower Room. The property is offered with quality fitted carpets, Karndean flooring to Entrance Hall and ceramic tiled flooring in the bathrooms, and is double glazed with GCH. Integral garage with private drive for one vehicle to the front and attractive, lawned Garden to rear.

Council Tax Band D

EPC Band C

## ACCOMMODATION

### **GROUND FLOOR**

ENTRANCE via hardwood entrance door into:

ENTRANCE HALL with two pendant light fittings, coving and smoke alarm to ceiling, thermostat control, and two double panelled central heating radiators. Door concealing understairs storage cupboard and stairs off to first floor. Oak effect 'Karndean' flooring and doors off to:

DOWNSTAIRS SHOWER ROOM with oak effect 'Karndean' flooring, appointed with a white three-piece suite comprising low flush W.C., vanity wash hand basin and shower cubicle housing a 'Triton' thermostatically controlled mains shower. Double glazed obscured window to front, tiled splash back, recessed spotlights and extractor fan.



BEDROOM 3 / STUDY (9'5" x 8'7") carpeted, with pendant light fitting to ceiling, double panelled central heating radiator, telephone point and double glazed french doors to rear garden.

UTILITY ROOM (8'10" x 6'6") with light fitment and extractor fan to ceiling, 'Karndean' flooring continued from hall and a range of oak effect base and eye level storage units with granite effect laminate work surface over. Inset stainless steel sink with drainer and mixer tap above, tiled splash backs, and 'GlowWorm Micron' boiler concealed in cupboard. Hardwood, double glazed entrance door providing access to rear garden. Washing machine and tumble drier fitted under work surface. Double panelled central heating radiator.



### **FIRST FLOOR**

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

LOUNGE DINER (L-shaped 26'4" reducing 9'5" x 15'8" reducing 8'7") carpeted, with three pedant light fittings to ceiling and two double glazed french doors to juliette balcony with front and rear aspects. Further double glazed window to front aspect, television point, Sky leads and telephone point. Two double panelled central heating radiators, and open archway into:



KITCHEN (6'7" x 8'10" into cupboards) with ceramic tiled flooring, room appointed with a range of oak effect base and eye level storage units with granite effect laminate work surface over. 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 and white tiled splash backs. 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', and doors off to:

MASTER BEDROOM (13'7" x 9'11" plus door recess), carpeted with double glazed window and velux window to front aspect, pendant light fitting and 2-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 white shower cubicle with double concertina door housing a 'Triton' thermostatically controlled mains shower. Single panelled central heating radiator, shavers point, recessed spotlights and extractor fan to ceiling, room being part tiled.

BEDROOM 2 (9' 10" x 8' 7"), carpeted with double glazed window to rear aspect, double panelled central heating radiator and 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. Double panelled central heating radiator, room being half tiled with ceiling light fitment and extractor fan.

## OUTSIDE

TO THE FRONT OF THE PROPERTY is private driveway offering off road parking for one vehicles with footpath to front entrance door and shrub filled border and small lawned area to side. 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 predominantly laid to lawn with shrub filled borders and a patio seating area. Garden is North facing.



**VIEWING: By appointment through Dove Property**