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**Elizabeth Villas, Ashbourne, Derbyshire, DE6 1SD**

£1150 per calendar month      Unfurnished      Deposit £1300

**GENERAL DESCRIPTION**

A superior, large 4 bedroomed detached house, located on the perimeter of a much sought after residential development, enjoying wonderful open views to the front of the property.

This well presented property briefly comprises spacious entrance hall, lounge with bay window and open outlook, dining room, large breakfast kitchen with full range of integral appliances, family room and utility room with washer/dryer. To the first floor there are 4 well proportioned bedrooms (3 having built-in wardrobes) master en suite, plus shared en suite in addition to the family bathroom. GCH, double glazed throughout and fitted with burglar alarm.

Low maintenance garden to the front with landscaped, enclosed rear garden, including a decked patio area. The driveway to the front affording off road parking for three vehicles with access to the integral double garage.

Council Tax Band: F

EPC Band: C

# ACCOMMODATION

## GROUND FLOOR

ENTRANCE via canopy porch into;

ENTRANCE HALL with staircase off to first floor landing, alarm system, and smoke alarm fitted to ceiling. Hall having ceramic tiled flooring and doors off to:

DOWNSTAIRS CLOAKS fitted with a white two piece suite comprising low level w.c. and vanity pedestal wash hand basin with tiled splashback. Ceramic tiled flooring.

DINING ROOM 12' x 10'5" with window to rear aspect. Room having coved ceiling & fitted carpet.

LOUNGE 12' x 19'4" with double glazed bay window to front aspect, main feature of the room being an attractive chromed gas fire place with full stone hearth and surround. Room having coved ceiling & fitted carpet. Television and telephone points, Sky installed.



DINING KITCHEN 12' X 10'4" Kitchen area being fitted with a range of maple base and eye level units incorporating roll edge dark grey work surface, stainless silver sink with drainer and chromed mixer tap over. Built in Neff double electric oven with additional inset Neff microwave oven, Neff dishwasher, fridge and freezer. Neff gas hob with aluminium splashback and extractor hood above. Double glazed window to rear aspect, room having recessed spotlights and tiled splashbacks. Ceramic tiled flooring throughout leading to family room with further door through to:

UTILITY ROOM 9'6" x 5'3" with ceramic tiled floor continued from kitchen having matching maple base and eye level storage units incorporating stainless steel sink with mixer tap over. Washing/Drier installed along with additional freezer. Doors off leading to large understairs storage cupboard, garage and side of property.

FAMILY ROOM 9'8" x 9'11" with ceramic tiled flooring continued from kitchen and patio doors leading to the rear garden. T.V. aerial point.



## FIRST FLOOR

MASTER BEDROOM 12'1" x 17'5" having window to front aspect with open views of countryside and four double built in wardrobes. Telephone and television points. Door through to:

ENSUITE SHOWER ROOM fitted with a white three piece suite comprising low level w.c., pedestal wash hand basin, & walk in shower unit. Full height chrome heated towel rail.

BEDROOM TWO 15'11" x 10'5" (left of stairs) having dormer window to front aspect and three door built in wardrobe. Separate door through to:

ENSUITE SHOWER ROOM: having a white three piece suite comprising low level w.c., pedestal wash hand basin and corner shower unit. Room being part tiled, having opaque window to side aspect with ceramic tiled flooring and chrome heated towel rail. Additional door through to;

BEDROOM THREE 12'10" x 10'5" with window to rear aspect and built in two door wardrobe

BEDROOM FOUR 12'1" x 10'4" with window to rear aspect. Telephone point.

LUXURY FAMILY BATHROOM appointed with a white three piece suite comprising low level W.C., pedestal wash hand basin, and corner bath plus shower cubicle. Opaque glazed window to rear aspect, with ceramic tiled flooring and chrome heated towel rail. Room being half tiled with shavers point to wall.

## OUTSIDE

Low maintenance front garden, mainly laid to lawn with private landscaped rear garden having shrub borders and decked patio area, . The driveway to the front affording off road parking for three vehicles with access to the integral double garage.



**VIEWING: By appointment through Dove Property**