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



**Taylor Court, Sturston Road, Ashbourne, Derbyshire DE6 1BZ**  
£775 per calendar month      Unfurnished      Deposit £900

### **GENERAL DESCRIPTION**

Situated in this modern and highly convenient development close to the centre of Ashbourne, this spacious 4 bedroomed semi detached town house offers versatile and spacious accommodation.

This well presented 3 storey property briefly comprises; fully fitted kitchen with integral fridge, freezer, dishwasher, gas hob and electric fan assisted oven. Dining room, lounge, study, 4 bedrooms (1 en-suite), family bathroom, utility room (incl washing machine and tumble drier) and cloakroom. The property is double glazed throughout with GCH. Integral garage plus additional allocated parking for one vehicle to the front and enclosed, low maintenance, garden to the rear.

Located near the centre of Ashbourne the house has direct access to the A52 Derby or Stoke, with the A515/A50 link roads all within a short distance.

## **ACCOMMODATION**

### **GROUND FLOOR**

Entrance hall with laminate flooring, staircase leading to first floor and doors off leading to;

STORAGE CUPBOARD

DOWNSTAIRS CLOAKS with low level w.c. and wash hand basin

UTILITY ROOM with laminate flooring, washing machine, tumble drier and door leading to rear.

BEDROOM 4 (12'1" x 7'11") having laminate flooring and French doors leading to rear garden.

Integral single garage

### **FIRST FLOOR**

Staircase from ground floor leading to landing with doors off to;

LOUNGE (14'3" x 10'6") Having large picture window to front aspect the main feature of the room being attractive stone fireplace with modern 'gas flame' fire. The room has fitted carpet, telephone and T.V. aerial point.

KITCHEN (9'8" x 8'0") open plan to Dining area. Fully fitted with good range of base and eye level units incorporating integral fridge, freezer, dishwasher, gas hob with extraction canopy hood and electric fan assisted oven. Wood effect cushion flooring to both areas.

DINING AREA (10'2" x 7'10") Windows from both rooms to rear aspect.

STUDY (7'4" x 6'10") with fitted carpet and window to front aspect (2.25m x 2.10m)

Further staircase leading to;

### **SECOND FLOOR**

MASTER BEDROOM (13'8" x 9'6") With fitted wardrobes. Window to front aspect with T.V. aerial and BT phone point. Fitted carpet and door leading off to;

EN-SUITE consisting corner shower cubicle, pedestal wash hand basin & low level w.c.

BEDROOM 2 (10'9" x 8'2") with fitted carpet

BEDROOM 3 (8'2" x 7'1") with fitted carpet

BATHROOM comprising white suite – bath, pedestal wash hand basin, low level w.c.

AIRING CUPBOARD

### **OUTSIDE**

In addition to the integral garage there is additional allocated parking for one vehicle. To the rear is a low maintenance enclosed garden.

**VIEWING: By appointment through Dove Property Management**