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



**Mayfield Avenue, Mayfield, Ashbourne, Derbyshire DE6 2JA**  
£545 per calendar month      Unfurnished      Deposit £600

### **GENERAL DESCRIPTION**

A 3 bedroomed semi detached property located in Mayfield briefly consisting Entrance Hall, Lounge, Dining Kitchen, 3 Bedrooms and Family Bathroom. GCH & double glazed throughout.

To the front of the property is ample car parking in addition to driveway leading to rear hard standing area with planted borders. Well sited for schools and all local amenities and provides an ideal location for commuters with easy access to all major routes.

## **ACCOMMODATION**

### **GROUND FLOOR:**

ENTRANCE through UPVC double glazed door into:

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

DINING KITCHEN (16'5" x 6'10") fitted with a range of pine effect fronted 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:



LOUNGE (10'6" max x 13') with a double glazed bay window to front, tiled hearth and surround with open fire place. 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. Fitted carpet & telephone point.



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

BEDROOM 3 (6'5" x 6'2") with double glazed window to front aspect and 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 concrete parking area, with extended driveway leading to the rear where there is further hardstanding.

**VIEWING: By appointment through Dove Property**