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www.dovepropertymanagement.co.uk



Rousseau Court, Ashbourne, Derbyshire, DE6 1GL
£640 per calendar month Unfurnished Deposit £800

GENERAL DESCRIPTION

An attractive and versatile 3 bedroom, semi-detached house located in a sought after residential development close to Ashbourne's town centre.

This well presented property briefly comprises; Entrance Hall, Downstairs Cloaks, Fitted Kitchen Diner, spacious Lounge, 3 Bedrooms (2 Double, 1 Single), and Family Bathroom.

With off road Parking for two vehicles, lawned Front Garden, Rear Garden with lawn, patio seating area, storage Shed and External Office / Playroom

Council Tax Band C EPC Band C

Employed Only, No Smokers, No DSS, Pets Considered

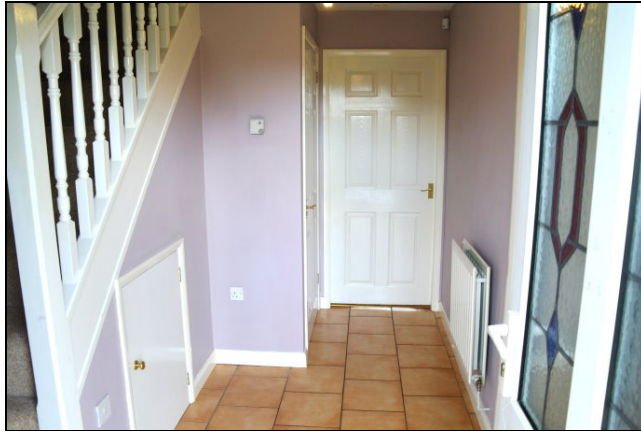
ACCOMMODATION

GROUND FLOOR

ENTRANCE via UPVC double glazed, leaded entrance door into:

ENTRANCE HALL having flooring, with pendant light fittings and smoke alarm to ceiling, thermostat control, security alarm system panel and double panelled central heating radiator. Door concealing understairs storage cupboard and stairs off to first floor. Doors off to:

DOWNSTAIRS CLOAKS with ceramic tiled flooring, appointed with a white two-piece suite comprising low flush W.C., and corner vanity wash hand basin with tiled splash back. Double glazed obscured window to side, pendant light fitting and extractor fan to ceiling, with double mirrored door medicine cabinet.



KITCHEN DINER (10'1" max x 9'4" into cupboards) with ceramic tiled flooring continued from entrance hall, room appointed with a range of maple effect base and eye level storage units with granite effect laminate work surface over. Three-point spotlight unit to ceiling and double glazed window to front aspect. Built-in 'Stoves' electric oven, inset 'Stoves' 4-ring gas hob with built-in extractor hood above. Inset stainless steel sink with drainer, vegetable bowl and mixer tap over and white tiled splash backs. Under-counter slimline 'Smeg' dishwasher with space, power and plumbing for washing machine and tall fridge freezer unit. Single panelled central heating radiator and open archway through to Lounge.



LOUNGE (18'3" x 11'2") carpeted, with pendant light fitting and cornicing to ceiling and double glazed window to rear aspect. Two wall uplighters, double glazed sliding patio doors to rear garden television point, Sky leads and telephone point. Double panelled central heating radiator, main feature of the room being a black / gold electric fire with light wood surround, mantle and hearth.

FIRST FLOOR

LANDING at top of carpeted stairs with balustrade with pendant light fitting, loft access hatch (with ladder, fully boarded) and smoke alarm to ceiling, single panelled central heating radiator, and double glazed, obscured window to side. Double doors concealing airing cupboard housing a 'Worcester Greenstar HE' combi boiler. Door off to:

BEDROOM ONE (11'2" x 9'7"), carpeted with double glazed window to rear aspect, pendant light fitting and single panelled central heating radiator.

BEDROOM TWO (11'3" x 7'11"), carpeted with double glazed window to front aspect, single panelled central heating radiator and pendant light fitting to ceiling.



BEDROOM THREE (9' x 6'10"), carpeted with double glazed window to rear aspect, pendant light fitting and single panelled central heating radiator.

FAMILY BATHROOM having ceramic tiled floor and double glazed, obscured window to front, room part tiled and appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and bath with mixer tap shower attachment over. Double panelled central heating radiator, with ceiling light fitting and extractor fan. Double mirrored door medicine cabinet.



OUTSIDE

TO THE FRONT OF THE PROPERTY is private driveway offering off road parking for one vehicles with footpath to front entrance door, shrub filled border and attractive lawned area to side. A private footpath extends to the left side of the property giving rear to front access.

TO THE REAR OF THE PROPERTY is an attractive garden part laid to lawn and a good sized patio seating area. To the rear of the garden is a 8' x 6' garden shed and a stand-alone Office / Play Room / Store which has been boarded internally, measuring 10'2" x 7'11".



VIEWING: By appointment through Dove Property