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Wright Crescent, Ashbourne, Derbyshire DE6 1SX

£1,075 per calendar month Unfurnished Deposit £1,200

GENERAL DESCRIPTION

A, immaculate, modern build, four bedroom detached executive home located in a popular residential development just 5 minutes walk from Ashbourne Town Centre. Briefly comprising Entrance Hall, Good sized Lounge, separate Dining Room, Conservatory, fully fitted Kitchen Diner with all appliances, Downstairs Cloaks, Utility Room, three Double & one Single Bedrooms, Ensuite Shower Room to principle Bedroom, and Family Bathroom.

With a private Driveway offering off road Parking for two vehicles, leading to an integral Garage. Covered porch to entrance door with lawn adjacent to drive. To the rear is an enclosed garden with patio seating areas and lawn.

Ideally suit a professional couple or family.

Early viewing recommended.

EPC Band C

Council Tax Band E

ACCOMMODATION

GROUND FLOOR:

ENTRANCE under covered porch through UPVC double glazed, leaded entrance door into:

ENTRANCE HALL, with oak flooring, recessed spotlights and coving to ceiling. Central heating and security alarm system panel, two single panelled central heating radiators and half height door concealing understairs storage cupboard. Stairs off to First Floor, entrance mat and doors off to:

DOWNSTAIRS CLOAKS with oak flooring continued, appointed with a white low flush W.C. and corner vanity wash hand basin with tiled splash back. Ceiling light fitment, extractor fan, and single panelled central heating radiator.

LOUNGE (17'9" into bay x 11'7"), newly carpeted with pendant light fitting and smoke alarm to ceiling, two double panelled central heating radiators, television / multi-media and telephone points. Double glazed bay window to front aspect, main feature of the room being a gas fire with polished limestone back plate and hearth, and white wood surround. Carbon monoxide detector and french doors into Dining Room.



DINING ROOM (10'7" x 9'10" plus door recess), newly carpeted with pendant light fitting and coving to ceiling, single panelled central heating radiator and television / multi-media point. UPVC double glazed sliding patio doors into:

CONSERVATORY (12'6" x 9'6" max), with ceramic tiled flooring, having double glazed windows to rear and side aspects, all windows with vertical blinds. Velux style double glazed roof panel with chrome ceiling light fitment / fan. Electric heater and double glazed french doors to rear garden.



KITCHEN DINER (16'1" into cupboards x 7'7" max) having well defined Kitchen and Dining areas with beige ceramic tiled flooring. Kitchen area with recessed spotlights to ceiling and double glazed window to rear aspect. Fitted with a range of light oak effect base and eye level storage units, with granite effect laminate work surface over and cream tiled splash backs. 'Neff' appliances throughout including built-in electric oven, four ring gas hob, stainless steel chimney extractor hood with splash back, fridge, freezer and dishwasher. Inset stainless steel sink with drainer, vegetable bowl and mixer tap. Dining area with three point ceiling spotlight rail, white UPVC double glazed entrance door to side and double glazed sliding patio doors to rear garden. Door off to:



UTILITY ROOM (5'9" x 4'7" into cupboards), with ceramic tiled flooring continued, light fitting and extractor fan to ceiling and double glazed window to side. Fitted with light oak effect base and eye level storage cupboards with granite effect laminate work surface over, having an inset stainless steel sink with drainer and mixer tap above. Under-counter 'Hotpoint' washing machine and tumble drier and further internal door into Garage.

FIRST FLOOR:

LANDING AREA at top of carpeted stairs with open balustrade, pendant light fitting, loft access hatch, and smoke alarm to ceiling. Double glazed window to side, door concealing airing cupboard with hot water tank and doors off to:

BEDROOM 1 (14' 10" x 11' 7"), carpeted with recessed spotlights to ceiling, double glazed window to front aspect and single panelled central heating radiator. Television and telephone points, room fitted with a light wood, four-door wardrobe and door through to:



ENSUITE SHOWER ROOM appointed with a white three piece suite comprising low flush W.C., pedestal wash hand basin and shower cubicle with glass concertina door housing a chrome thermostatically controlled mains shower. Three point spotlight rail and extractor fan to ceiling, room being part tiled with corner medicine cabinet, chrome heated towel rail and polished granite tiled flooring. Double glazed, obscured window to front.



BEDROOM 2 (11'10" max x 11'1") carpeted with pendant light fitting to ceiling, single panelled central heating radiator, and double glazed window to rear aspects, television point and light wood four-door built-in wardrobe.

BEDROOM 3 (9'6" x 8'1"), carpeted with pendant light fitting to ceiling, single panelled central heating radiator, television point and double glazed window to front aspect.



BEDROOM 4 (8'3" x 7'9") carpeted with pendant light fitting to ceiling, single panelled central heating radiator, telephone point and double glazed window to rear aspect.

FAMILY BATHROOM with ceramic tiled flooring, room appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin, and bath with chrome thermostatically controlled mains shower over. Light fitment and extractor fan to ceiling, and double glazed obscured window to side. One wall half mirrored.



OUTSIDE:

TO THE FRONT OF THE PROPERTY is a tarmac drive providing off road parking for two vehicles leading to the front Entrance Porch and a single internal Garage (int. dimensions 16'9" x 7'11") with power, light and up and over door. An lawn extends to the right of the driveway. To the left of the property is a wood gate providing rear to front access.



TO THE REAR OF THE PROPERTY is an enclosed rear Garden, predominantly laid to lawn with two paved patio seating areas. A series of solar panels to the rear roof of the property supplementing cost of electricity usage.

VIEWING: By appointment through Dove Property