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**Queen Elizabeth Court, Belle Vue Road, Ashbourne, Derbyshire DE6 1NE**

£610 per calendar month

Unfurnished

Deposit £710

**GENERAL DESCRIPTION**

A well presented, two double bedroom Semi-Detached house situated just three minutes walk from Ashbourne Town Centre. Briefly comprising fitted Kitchen Diner, spacious Lounge, two Double Bedrooms & Bathroom with shower over bath.

With fantastic views to the rear of the property over the rooftops of Ashbourne to the countryside beyond, Queen Elizabeth Court enjoys a low maintenance rear garden with raised, decked seating area, raised borders and 2 allocated car parking spaces to the front.

With gas central heating and double glazed throughout.

Early Viewing Recommended.

Council Tax Band: B

EPC Band: D

# ACCOMMODATION

## **GROUND FLOOR:**

ENTRANCE via double glazed UPVC entrance door under covered porch into:

KITCHEN DINER (13'9" into cupboards x 7'9" max), fitted with a range of maple effect base and eye level storage units with granite effect laminate work surface over. Inset stainless steel sink with drainer, vegetable bowl, and mixer tap over. Built-in 'Indesit' electric oven with matching four ring gas hob inset over and extractor hood above. Built-in 'Baumatic' fridge and freezer units. Three-point spotlight fitment to ceiling, room having double glazed window to front, tiled splash backs, under-counter 'Beko' washing machine. Ceramic tiled flooring, single panelled central heating radiator and two wall mounted stainless steel shelves. Door off to:



LOUNGE (14'8" x 13'9"), carpeted with five-point ceiling light fitment, carbon monoxide detector and smoke alarm to ceiling. Double glazed French doors to rear garden, and further double glazed UPVC door to rear, offering fantastic views over Ashbourne rooftops. Single panelled central heating radiator, television and telephone points and 'Sky' leads. Main feature of the room being a gas fire with limestone hearth and pine surround and mantel. Stairs off to First Floor.



## **FIRST FLOOR:**

LANDING at top of carpeted stairs with white wood balustrade and handrail, having smoke alarm, pendant light fitting and loft access hatch to ceiling. Door concealing airing cupboard housing a 'Baxi' combi boiler. Doors off to:

BEDROOM 1 (14'2" into bay x 10'10"), carpeted with double glazed windows to rear aspect with fantastic views over Ashbourne, single panelled central heating radiator, telephone point and pendant light fitting to ceiling. Double door concealing large closet with hanging rail and shelves.



**BEDROOM 2 (10' 11" x 7' 5")** having wood effect laminate flooring with double glazed window to front aspect, single panelled central heating radiator, and pendant light fitting to ceiling.



**BATHROOM** appointed with a white 3-piece suite comprising bath with shower curtain and 'Triton T80' electric shower over, pedestal wash hand basin and low flush W.C. Room being part tiled with light fitment and extractor fan to ceiling. Double glazed, obscured window to front and cushioned flooring.

### **OUTSIDE:**

**TO THE FRONT OF THE PROPERTY** is a tarmac car park for the development with two allocated spaces for the property. A communal footpath and steps lead down to the property entrance doors with raised borders to the front. To the immediate right of the property is a footpath providing access to the rear garden.



TO REAR OF THE PROPERTY is a low maintenance, block paved garden with raised, decked seating area directly behind French doors to the Lounge. Fantastic views over Ashbourne Town Centre rooftops to countryside beyond.

**VIEWING: By appointment through Dove Property**