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www.doveproperty.co.uk



Tutbury Hollow, Ashbourne, Derbyshire DE6 1TD

£1,200 per calendar month

Unfurnished

Deposit £1,300

GENERAL DESCRIPTION

A well presented, spacious detached executive home located in a popular, recently built development on the edge of Ashbourne, just 5 minutes from the Town Centre. With a private Driveway offering off road Parking for two vehicles, leading to a Single Garage, the property occupies an excellent position overlooking a small green. Briefly comprising Entrance Hall, Downstairs Cloaks, good sized Lounge, fully fitted Kitchen Diner with appliances, Utility Room, four Bedrooms (3 Doubles, 1 Single), Ensuite Shower Room to Master & Family Bathroom.

With landscaped, tiered, low maintenance rear Garden and gravelled borders to the front of the Property.

Ideally suit a professional couple or family. Pets Welcome. Early viewing recommended.

EPC Band B

Council Tax Band E

ACCOMMODATION

GROUND FLOOR:

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

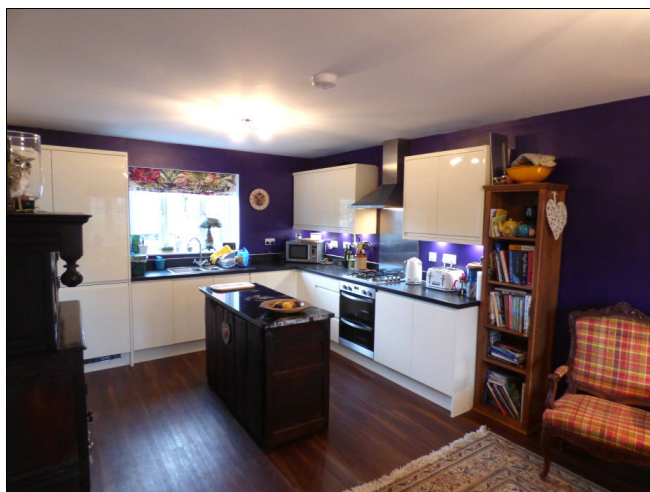
ENTRANCE HALL, with dark oak effect 'Karndean' flooring, pendant light fitment, and smoke alarm to ceiling and single panelled central heating radiator. Two double glazed, obscured windows adjacent to entrance door, telephone point, door concealing Cloaks Cupboard and stairs to first floor. Door off to:

DOWNSTAIRS CLOAKS with dark oak effect 'Karndean' flooring continued, appointed with a white two piece suite comprising low flush W.C. and vanity wash hand basin with chrome mixer tap and ceramic tiled splash back. Light fitment and extractor fan to ceiling.

SITTING ROOM (21'2" x 11'9"), with dark oak effect 'Karndean' flooring continued, and two pendant light fitments to ceiling. Single panelled central heating radiator, telephone and television points, room having double glazed window to front aspect and double glazed UPVC french doors with adjacent windows to rear garden.



KITCHEN DINER (21'1" into cupboards x 11'8" max) having dark oak effect 'Karndean' flooring continued, room fitted with a range of white shaker style base and eye level storage units with black granite effect laminate work surface over and matching splash backs throughout. Inset stainless steel sink with drainer, vegetable bowl and mixer tap over, built-in 'Zanussi' double electric oven and matching inset four-ring gas hob with 'Zanussi' stainless steel chimney extractor hood and splash back above. Built-in 'Zanussi' tall fridge freezer unit and matching built-in dishwasher. Room with two 3-point ceiling light fitments, heat alarm to ceiling and two double glazed windows to front and rear aspects. Two single panelled central heating radiators, and well-defined dining area. Door into:



UTILITY ROOM (6'9" x 6'1"), 'Karndean' flooring continued from Kitchen Diner, ceiling light fitment and extractor, room fitted with a white shaker style base level storage unit with granite effect laminate work surface over. Inset stainless steel sink with drainer and mixer tap over, wall mounted combi boiler, and space, power and plumbing for washing machine and tumble drier.

FIRST FLOOR:

LANDING AREA at top of carpeted stairs with handrail and balustrade, light fitment, loft access hatch, and smoke alarm to ceiling. Double glazed window to rear aspect, door concealing storage cupboard, and doors off to:

MASTER BEDROOM (12'9" x 11'10") carpeted with pendant light fitment to ceiling, double glazed window to front aspect and single panelled central heating radiator. Thermostat control panel, built-in tripe mirrored sliding door wardrobe and door off 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 fitment and extractor fan to ceiling, room being part tiled with double glazed, obscured window to rear, single panelled central heating radiator and ceramic tiled flooring.

BEDROOM 2 (12'1" x 9'4" plus door recess) carpeted with pendant light fitting to ceiling, single panelled central heating radiator, free-standing double door wardrobe and double glazed window to front aspect.

BEDROOM 3 (12' x 8'9"), carpeted with pendant light fitting to ceiling, single panelled central heating radiator, and double glazed window to rear aspect.

BEDROOM 4 (8'2" x 8'1"), carpeted with pendant light fitting to ceiling, single panelled central heating radiator, and double glazed window to rear aspect.

FAMILY BATHROOM with ceramic tiled flooring, and part ceramic tiled walls, room appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin, bath with mixer tap and hand shower attachment to pole with glass shower screen. Three-point ceiling spotlight fitment, extractor fan, single panelled central heating radiator and double glazed obscured window to front. Door concealing airing cupboard with hot water system.



OUTSIDE:

TO THE FRONT OF THE PROPERTY is a private driveway offering off road parking for two vehicles, leading to a detached single Garage with up and over door, power and light (internal dims 19' x 10'8").

Gravelled borders surround the front of the property with a gate from the driveway to the rear Garden

TO THE REAR OF THE PROPERTY is an enclosed, tiered North East facing rear Garden, predominantly gravelled with raised borders, patio seating area and pergola. Screened bin area to the side.



VIEWING: By appointment through Dove Property