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



**Taylor Court, Sturston Road, Ashbourne, Derbyshire DE6 1BZ**

£685 per calendar month      Unfurnished      Deposit £850

**GENERAL DESCRIPTION**

A spacious 3 bedroom town house located close to the centre of Ashbourne with easy access to local amenities.

This modern 3 storey property briefly comprises; spacious fully fitted Breakfast Kitchen with integral fridge, freezer, dishwasher, gas hob and electric fan assisted oven. Open plan Dining Room and Lounge, 3 Bedrooms (1 en-suite), Family Bathroom, Utility Room and Cloakroom. The property is double glazed throughout with GCH. Integral Garage with Garden to rear having decked patio area.

Council Tax Band: D

EPC Band: C

# **ACCOMMODATION**

## **GROUND FLOOR**

Large entrance hallway with utility room, 2 storage areas and downstairs cloaks.

Integral garage.

## **FIRST FLOOR**

**LOUNGE/DINING AREA;** 17'10" x 15'3" (5.45m x 4.65m)

T.V. aerial and BT phone point.



**BREAKFAST KITCHEN;** 15'3" x 11'6" (4.65m x 3.50m)

Fully fitted with ample storage. Integrated fridge, freezer and dishwasher, with plumbing for washing machine (may be fitted if required). Gas hob with canopy hood, built-in electric fan assisted oven.

## **SECOND FLOOR**

**MASTER BEDROOM;** 15'3" x 11'4" (4.6m x 3.45m)

T.V. aerial and BT phone point. Fitted wardrobes.



**EN SUITE** Comprising white suite – shower, pedestal wash basin, low level w.c.

**BEDROOM 2;** 11'7" x 8'4" (3.55m x 2.55m)

**BEDROOM 3;** 6'8" x 7'2" (2.05m x 2.20m)

## **BATHROOM**

Comprising white suite – bath, pedestal wash hand basin, low level w.c.

## **AIRING CUPBOARD**

**VIEWING: By appointment through Dove Property**