



Ashbourne Business Centre, Dig Street, Ashbourne,  
Derbyshire DE6 1GF Tel/Fax 01335 342936

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**16 Queens Rise, Tutbury, Staffordshire DE13 9LA**

£585 per calendar month

Unfurnished

Deposit £675

**GENERAL DESCRIPTION**

A comfortable two bedroom mid Town House located in a popular residential area close to the centre of Tutbury. Briefly comprising Entrance Lobby, fitted Kitchen, Lounge, one Double Bedroom, one Single Bedroom and Bathroom.

With gas central heating, double glazing and off road parking for two vehicles, the property enjoys lawned gardens to front and rear.

Early viewing recommended.

Council Tax Band: A

EPC Band: D

## ACCOMMODATION

### **GROUND FLOOR:**

ENTRANCE via UPVC entrance door into:

ENTRANCE LOBBY with ceiling light fitment, double glazed head height window to front aspect, door concealing storage cupboard and laminate flooring. Door into:

KITCHEN (12'8" max x 6'1" into cupboards), fitted with a range of maple effect base and eye level storage units, one cupboard glass fronted with granite effect laminate work surface over. Freestanding 'Indesit' electric oven with four ring hob over, inset stainless steel sink with drainer and mixer tap over, room being half tiled. Under work surface space and plumbing for washing machine and fridge freezer. Three point spotlight fitment, ceiling light fitment and coving to ceiling, laminate flooring, double panelled central heating radiator and double glazed leaded window to front aspect. Internal glazed door into:



LOUNGE (13'6" max x 12'8" max), with three-point spotlight fitment and smoke alarm to ceiling and two further wall light fitments. Marble effect fireplace with wood surround and mantle housing 'living flame' effect electric fire. Double glazed leaded window to rear aspect and double glazed UPVC door providing access to rear garden and double panelled central heating radiator. Television, Sky and telephone points, laminate flooring with carpeted stairs off to first floor.



### **FIRST FLOOR:**

LANDING at top of carpeted stairs with handrail, having pendant light fitting to ceiling and doors off to:

BEDROOM 1 (12'9" x 10'5") carpeted with double glazed, leaded windows to rear aspect, double panelled central heating radiator, television point. Three-point light fitting and coving to ceiling. Open doorway through to:

BEDROOM 2 (7' max x 6'4" max plus recess) carpeted with double glazed windows to front aspect, double panelled central heating radiator, coving, loft access hatch, carbon monoxide detector and pendant light fitting to ceiling. Double doors concealing large airing cupboard housing a 'Maine' combination boiler.

BATHROOM appointed with a white 3-piece suite comprising bath with glass shower screen shower attachment over, low flush W.C., and pedestal wash hand basin. Room is half tiled with carpet to floor, heated towel rail and double glazed opaque window to front.



## **OUTSIDE:**

TO THE FRONT OF THE PROPERTY is a hard standing drive for one vehicle with lawn behind and adjacent entrance path to front door. Aside from the property is a communal parking area with one further allocated space.



TO REAR OF THE PROPERTY is an attractive private garden laid out in three areas - a gravelled patio area, lawned area with shrub filled borders and further gravelled area housing a wooden shed.

**VIEWING: By appointment through Dove Property**