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www.doveproperty.co.uk



Station Street, Ashbourne, Derbyshire DE6 1DE

£595 per calendar month

Unfurnished

Deposit £725

GENERAL DESCRIPTION

A deceptively spacious, recently refurbished 3/4 Bedroom semi-detached home with excellent access to major roads and Ashbourne Town Centre. Tastefully modernised whilst retaining attractive character features.

Briefly comprising Entrance Hall, Lounge with bay window and feature fireplace, Dining Room, fitted Kitchen, a usable Cellar, 2 Double & 1 Single Bedrooms, Family Bathroom and a further converted Loft Room having a range of uses.

The property comes fully double glazed with GCH, having a Rear Yard, small lawned Garden and Parking Space for one vehicle to the rear.

Strictly No Pets. No DSS. No Smokers thank you. Early viewing recommended.

Council Tax Band B

EPC Band E

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via hardwood, glazed entrance door into:

ENTRANCE HALL, with pendant light fitting and victorian arch to ceiling, having ceramic tiled flooring, double panelled central heating radiator, thermostat control panel and stairs to first floor. Doors off to:

LOUNGE (13'5" into bay x 11'6" max), newly carpeted, with 3-point light fitment and coving to ceiling, picture rail and two wall uplighters. Telephone point, Sky leads and double panelled central heating radiator. Main feature of the room being a cast iron open fire (capped off) with decorative tiled back plate and white wood surround and mantle. Open archway and separate door from Entrance Hall into:



DINING ROOM (12' x 11'11"), with ceramic tiled flooring, 3-point ceiling light fitment double panelled central heating radiator and decorative internal stained glass, leaded window into Kitchen. Internal door leading to Cellar stairs and open doorway into:



KITCHEN (11'6" into cupboards x 8'11" max), having newly fitted ceramic tiled flooring light fitment and double glazed velux window to ceiling. Room fitted with a range of white shaker style base and eye level storage units with granite effect laminate work surface over. Inset stainless steel sink with drainer and mixer tap over and free-standing 'Flavel' electric cooker with 4-ring hob. Overhead extractor hood and decorative ceramic tiled splash back. Space and plumbing for washing machine, tumble drier and fridge. Two double glazed windows to rear aspect and double glazed hardwood entrance door providing access to rear yard.



CELLAR (15" x 11'8"), having been dry lined and fully boarded, approached down a stairway with handrail with double panelled central heating radiator, ceiling light fitment and extractor fan. Double door cupboard concealing utility meters and consumer unit and double glazed skylight to ceiling.

FIRST FLOOR:

LANDING at top of carpeted stairs with handrail and open balustrade having smoke alarm and pendant light fittings to ceiling, stairs to 2nd Floor, understairs storage cupboard and doors off to:



BATHROOM with newly fitted slate effect ceramic flooring, having light fitment, extractor fan and loft access hatch to ceiling. Double glazed, obscured window to rear, and double panelled central heating radiator. Room appointed with a white four-piece suite comprising low flush W.C., pedestal wash hand basin, claw foot bath and newly fitted shower cubicle with glass sliding door housing a chrome thermostatically controlled mains shower.

BEDROOM 1 (12' x 9'4" max), newly carpeted with pendant light fitting to ceiling, double glazed window to rear aspect, double panelled central heating radiator and cast iron feature fireplace (capped off).

BEDROOM 2 (12' x 8'9" max), newly carpeted with pendant light fitting to ceiling, double glazed window to front aspect, double panelled central heating radiator, built-in 2 door, 1 drawer wardrobe to recess and cast iron feature fireplace (capped off).

BEDROOM 3 (8'9" x 6'2"), newly carpeted with pendant light fitting to ceiling, double glazed window to front aspect, single panelled central heating radiator, and built-in single door wardrobe.



SECOND FLOOR:

GAMES ROOM / BEDROOM 4 (15'3" max reducing 9'5" x 12'5" reducing 6'8") at top of carpeted stairs with stairs shelf and double glazed velux window. Room newly carepeted having light fitment and smoke alarm to ceiling, double glazed dormer window to rear aspect, 3 double door eaves storage cupboards.



OUTSIDE:

TO THE REAR OF THE PROPERTY is a private yard with covered bin storage area and steps up to a shared drive. The drive leads to a block paved parking space offering off road parking for one vehicle. Between the two is a small lawned garden with raised border.



VIEWING: By appointment through Dove Property