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Springfield Avenue, Ashbourne, Derbyshire DE6 1BJ
£695 per calendar month Unfurnished Deposit £825

GENERAL DESCRIPTION

Located just 1/2 mile from Ashbourne Town Centre, this well presented three Double Bedroom family home is newly available to the rental market. This comfortable semi-detached home briefly comprises Entrance Hall, Downstairs Cloaks, attractive Lounge, separate Dining Room, spacious fully fitted Kitchen, Rear Porch, three Double Bedrooms and Family Bathroom.

With majority double glazing, and Gas Central Heating, the property enjoys lawned Front Garden, good sized Rear Garden with lawn, patio seating area and summer house, private Drive for up to 4 vehicles and detached double length Garage with up and over door.

Early viewing recommended.

EPC Band E

Council Tax Band C

ACCOMMODATION

GROUND FLOOR:

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

ENTRANCE HALL having laminate flooring, with recessed spotlight and smoke alarm to ceiling, and double glazed window to side. Telephone point, storage cupboard with louvre door, stairs to first floor and doors off to:

DOWNSTAIRS CLOAKS, having laminate flooring continued from hall, fitted with a white two-piece suite comprising low flush W.C. and vanity wash hand basin. Double panelled central heating radiator, recessed spotlights to ceiling, low door concealing understairs storage cupboard and double wood doors concealing cloaks cupboard and electrics consumer unit.



LOUNGE (14'8" x 11'10" into bay), carpeted with 7-point ceiling light fitment and coving to ceiling. Television point, room having an attractive double glazed bay window to front aspect, double panelled central heating radiator, and twin aspect fireplace with tiled hearth through to Dining Room, housing a black, double side multi-fuel burner. Internal glazed, leaded window.



DINING ROOM (9'11" max x 9'6"), with laminate flooring, having recessed spotlights and coving to ceiling. Reverse side of fireplace with tiled hearth, having second door into multi-fuel burner, double panelled central heating radiator, telephone point, and open archway into:

KITCHEN (13'10" into cupboards x 9' into cupboards) fitted with a range of eggshell blue painted wood base and eye level storage units with laminate work surface over. Integrated 'AEG' electric double oven with inset 'Neff' five-ring gas range hob. Inset stainless steel sink with drainer, vegetable bowl and mixer tap over and tiled splash backs throughout. Under-counter 'Whirlpool' dishwasher and 'Samsung' washing machine and freestanding 'Beko' tall fridge freezer unit. Room having double glazed window to rear aspect and further obscured window to side. Strip light to ceiling and glazed hardwood entrance door into:



REAR PORCH (5'5" x 3'6") with concrete floor, wall light fitting, eggshell blue painted wood base level storage units, shelves, single glazed obscured window to side and glazed hardwood entrance door to rear garden

FIRST FLOOR:

LANDING AREA at top of carpeted stairs with handrail, ceiling light fitment, loft access hatch and smoke alarm to ceiling, and two double wall light fitments. Single glazed window to side aspect, carpet to floor and doors off to:

BEDROOM 1 (14'9" into wardrobes x 9'9"), carpeted with pendant light fitting to ceiling, double panelled central heating radiator, double glazed window to front aspect and television point. Light wood 5-door built-in wardrobe with hanging rails, drawers and shelving unit, and matching 5-drawer storage unit.



BEDROOM 2 (10'4" x 9'1") carpeted with 3-point spotlight rail to ceiling, double panelled central heating radiator and double glazed window to rear aspect. Television lead.

BEDROOM 3 (8'10" x 8'4"), carpeted with pendant light fitting to ceiling, tall single panelled central heating radiator and double glazed window to rear aspect. Television lead and built-in wardrobe with mirrored sliding doors and shelving unit.



FAMILY BATHROOM appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and bath with 'Mira Play' electric shower over. With recessed spotlights to ceiling, room being half tiled, half wood panelled with heated towel rail, double glazed velux window and tiled flooring

OUTSIDE:

TO THE FRONT OF THE PROPERTY is a lawned garden with mature tree and shrubs. Adjacent to this is a tarmac drive providing pedestrian access to front entrance door and parking along the left side of the property for up to 4 vehicles.

TO REAR OF THE PROPERTY is a hard standing area, with log store immediately to the rear leading to an attractive sizeable lawned garden (WNW facing) with mature fruit trees and borders. Further to the rear is a patio seating area which leads to a glazed Summer House (internal dimensions 11'11" x 7'11"), having power, light and carpet to floor - suitable for a home office. The driveway to the side of the property leads to a detached twin Garage (internal dimensions 19'11" x 7'11"), having power, light and up-and-over door, with separate side entrance.



VIEWING: By appointment through Dove Property