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The Cunnery, Kirk Langley, Derbyshire DE6 4LP

£650 per calendar month Unfurnished Deposit £750

GENERAL DESCRIPTION

A spacious three bedroomed semi-detached home situated in a popular residential area just 5 miles from Derby City Centre and 8 miles from Ashbourne. Briefly comprising Entrance Hall, Good sized Lounge, Fitted Kitchen Diner, Utility Room, two Double and one Single Bedrooms, Bathroom and separate W.C..

With attractive gardens to three sides, driveway for two vehicles and detached garage, this property enjoys gas central heating and majority double glazing.

Prior to a new Tenant moving in, the Landlord will replace all windows with new UPVC double glazed units and also decorate through the whole house.

Early Viewing Recommended.

Council Tax Band: C

EPC Band: E

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via UPVC double glazed door into:

ENTRANCE HALL with carpet to floor, pendant light fitting and smoke alarm to ceiling. Telephone point and double panelled central heating radiator with doors off to:

LOUNGE (16'9" max x 13'9" max), main feature of the room being an electric 'living flame' effect fireplace with stone hearth and wood surround, with double glazed windows to side aspect and further double glazed window to front. Room carpeted with 3 and 4 point spotlight rails to ceiling, double panelled central heating radiator and television point.



KITCHEN / DINER (13'2" max x 10'2" into cupboards), fitted with a range of maple effect base and eye level storage units with laminate work surface over. Built-in electric oven with inset four ring gas hob with extractor hood above. Inset stainless steel sink with drainer, tiled splash backs and double panelled central heating radiator. Double glazed window to rear aspect and double glazed UPVC door providing access to rear garden. Ceramic tiled floor, four point spotlight rail to ceiling and door into:

UTILITY ROOM (6' x 5'5") with ceramic tiled flooring continued from Kitchen, having laminate work surface with plumbing / space for washing machine and tumble drier under. Ceiling light fitting, pine unit to wall housing fuse box and electric meter and double glazed opaque window to front.

FIRST FLOOR:

LANDING at top of carpeted stairs with handrail and banister, having smoke alarm, pendant light fitting and loft access hatch to ceiling. Two single glazed obscured windows to front aspect and airing cupboard housing 'Worcester' combination boiler. Further doors off to:

BEDROOM 1 (13'3" x 10'5") carpeted with double glazed windows to rear aspect, double panelled central heating radiator, television point and pendant light fitting to ceiling.

BEDROOM 2 (13'8" x 8' max) carpeted with double glazed windows to side aspect, single panelled central heating radiator, television point and pendant light fitting to ceiling.

BEDROOM 3 (8'7" x 7'5" plus door recess), carpeted with double glazed window to side aspect, single panelled central heating radiator and pendant light fitting to ceiling.

BATHROOM appointed with a white 2-piece suite comprising bath with glass shower screen and 'Mira Play' electric shower over, and boxed wash hand basin. Room is half tiled with cushioned flooring, heated towel rail and double glazed opaque window to rear.

TOILET appointed with a white low flush W.C, cushioned flooring, pendant light fitting to ceiling and double glazed opaque window.

OUTSIDE:

TO THE FRONT OF THE PROPERTY is a shared driveway leading to private parking area for two vehicles. Further to a wood constructed, detached single garage with double doors and further single door to side. Adjacent to the driveway is a small lawned area with steps down to the Entrance Door.

TO THE FRONT SIDE OF THE PROPERTY is a private garden predominantly laid to lawn.



TO REAR SIDE OF THE PROPERTY is a good sized garden, again predominantly laid to lawn with shrub filled borders and patio seating area and further gravelled area to rear of garage.

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VIEWING: By appointment through Dove Property