



Ashbourne Business Centre, Dig Street, Ashbourne,
Derbyshire DE6 1GF Tel/Fax 01335 342936
www.doveproperty.co.uk



Margery Close, Ashbourne, Derbyshire DE6 1GZ

£900 per calendar month

Unfurnished

Deposit £1,100

GENERAL DESCRIPTION

A well presented, four Bedroom, detached home close to Ashbourne Town Centre. Briefly comprising Entrance Hall, Lounge, Dining Room, Breakfast Kitchen, Conservatory, Utility Room, Downstairs Cloaks, four Double Bedrooms, Ensuite Shower Room and Family Bathroom.

With attractive Gardens to front and rear, single integral Garage and Driveway.

Ideally suit a professional couple or family.

Early viewing recommended.

EPC Band D

Council Tax Band E

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via UPVC double glazed entrance door under covered porch into:

ENTRANCE HALL, carpeted with double glazed window to front aspect, pendant light fitting, smoke alarm and coving to ceiling. Stairs off to First Floor and doors off to:



LOUNGE (18'9" into bay x 11'10"), carpeted with coving and pendant light fitting to ceiling and two wall light fittings. Main feature of the room being a black, cast iron feature fireplace with stone hearth. Double and single panelled central heating radiators, television and telephone points. Double glazed bay window to front aspect and french doors through to:

DINING ROOM (10'2" x 10'1") having solid wood parquet flooring, with pendant light fitting and coving to ceiling. Double panelled central heating radiator, television point, open through to Kitchen and archway through to:



CONSERVATORY (9'3" x 7'5") with solid wood flooring continued from Dining Room, constructed with double glazed windows to three sides, single panelled central heating radiator, recessed spotlight to ceiling and double glazed door to rear garden.

KITCHEN (10'9" max x 10'2" into cupboards) fitted with a range of maple effect, shaker style base and eye level storage units, with laminate wok surface over. Built-in 'Hotpoint' double electric oven, inset four-ring 'Baumatic' gas hob and extractor hood over. Under work surface 'Hotpoint Aquarius' dishwasher, inset stainless steel sink with drainer, vegetable bowl and mixer tap over. Tiled splash backs, room having

double glazed window to rear aspect, four point spotlight rail to ceiling, ceramic tiled flooring, door to entrance hall and door through to:



UTILITY ROOM (7'3" x 4'11") with ceramic tiled flooring continued, maple effect base and eye level storage units with laminate work surface over. Inset stainless steel sink with drainer and mixer tap over. Wall mounted 'GlowWorm Ultimate' gas boiler and under work surface space and plumbing for washing machine. Ceiling light fitment, double glazed UPVC entrance door to side of property, single panelled central heating radiator and door through to:

DOWNSTAIRS CLOAKS with ceramic tiled flooring continued, appointed with a white low flush W.C. and pedestal wash hand basin with tiled splash back. Ceiling light fitment, single panelled central heating radiator and double glazed, and obscured window to rear.

FIRST FLOOR:

LANDING AREA at top of carpeted stairs with handrail and open balustrade, pendant light fitting, loft access hatch (with loft ladder), and smoke alarm to ceiling. Door concealing airing cupboard with hot water tank and doors off to:

BEDROOM 1 (13'11" x 12'1"), carpeted with pendant light fitting to ceiling, single panelled central heating radiator and double glazed window to front aspect. Television point, 3 door built-in wardrobe and door through to:



ENSUITE SHOWER ROOM appointed with a white three piece suite comprising low flush W.C., pedestal wash hand basin and shower cubicle housing a chrome thermostatically controlled mains shower. Recessed spotlights and extractor fan to ceiling, room being half tiled with single panelled central heating radiator.

BEDROOM 2 (13' 10" max x 10' 10" max) carpeted with pendant light fitting to ceiling, single panelled central heating radiator, and double glazed window to front aspect.



BEDROOM 3 (13'1" max into wardrobes x 10'10" max), carpeted with pendant light fitting to ceiling, single panelled central heating radiator, built-in wardrobe / desk unit and shelves to walls. Double glazed window to rear aspect.

BEDROOM 4 (10'4" x 8'10" max) carpeted with pendant light fitting to ceiling, single panelled central heating radiator, two telephone points and double glazed window to rear aspect.

FAMILY BATHROOM with cushioned flooring, room appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin, and bath with chrome thermostatically controlled mains shower over. Recessed spotlights and extractor fan to ceiling, and double glazed obscured window to rear.



OUTSIDE:

TO THE FRONT OF THE PROPERTY is a lawned garden with adjacent driveway leading to an integral single garage with up and over door. A footpath extends to the side of the property giving access to the rear.

TO THE FRONT OF THE PROPERTY is an attractive, split level garden with lower level patio seating area and steps up to a lawned area with shrub filled borders and further raised patio seating area. A further footpath to the left side of the property leads to a wood, double door shed and wood store.

VIEWING: By appointment through Dove Property