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[www.doveproperty.co.uk](http://www.doveproperty.co.uk)



**Manor Road, Ashbourne, Derbyshire DE6 1EH**  
£795 per calendar month      Unfurnished      Deposit £900

### **GENERAL DESCRIPTION**

A spacious three bed detached house occupying an elevated position overlooking Ashbourne and the surrounding countryside. Briefly comprising Entrance Hall, Downstairs Cloaks, Lounge, separate Dining Room, fitted Kitchen with appliances, Rear Porch / Conservatory, two Double and one good sized Single Bedrooms and Family Bathroom.

The property benefits from a private drive for one vehicle, leading to a single internal Garage, with attractive Gardens front and Rear. Fantastic views over Ashbourne to the rear of the property and well located for all local schools and amenities.

Ideally suit a professional couple or family.

Early viewing recommended.

EPC Band TBC

Council Tax Band D

## ACCOMMODATION

### **GROUND FLOOR:**

ENTRANCE via hardwood entrance door with glazed panels under covered porch into:

ENTRANCE HALL, carpeted with double glazed, obscured window to front, pendant light fitting and smoke alarm to ceiling. Stairs off to First Floor, thermostat control panel, telephone point and shelf. Cloaks area, single panelled central heating radiator, door concealing understairs storage cupboard and doors off to:

DOWNSTAIRS CLOAKS with beige cushioned flooring, appointed with a peach low flush W.C. and wash hand basin with tiled splash back. Ceiling light fitting, single panelled central heating radiator and double glazed obscured window to front.

LOUNGE (16'6" into bay x 10'11"), carpeted with coving and pendant light fitting to ceiling and two wall light fittings. Main feature of the room being a gas retro style fireplace with polished limestone hearth and dark wood adam style surround and mantel. Two single panelled central heating radiators, television point. Double glazed bay window to front aspect and open archway through to:



DINING ROOM (9'11" x 7'8"), carpeted, with pendant light fitting and coving to ceiling. Single panelled central heating radiator, double glazed UPVC french doors to rear garden and door through to Kitchen.

KITCHEN (9'11" max x 9'5" into cupboards) fitted with a range of light oak effect base and eye level storage units, with mottled laminate work surface over. Built-in 'Hotpoint' electric oven, matching inset four-ring electric hob and extractor hood over. Wall mounted 'GlowWorm Fuelsaver' gas boiler with central heating control panel. Under work surface 'Hotpoint' washing machine, 'LEC' fridge with freezer compartment, inset brown sink with drainer, vegetable bowl and mixer tap over. Tiled splash backs, room having double glazed window to rear aspect, strip light and heat alarm to ceiling, cushioned flooring, and double glazed entrance door through to:





REAR PORCH / CONSERVATORY (6'9" x 5') with part cushioned flooring, constructed with double glazed windows to two sides, wall light fitting, internal door to Garage and double glazed entrance door to rear garden.

### FIRST FLOOR:

LANDING AREA at top of carpeted stairs with handrail and open balustrade, pendant light fitting, loft access hatch and smoke alarm to ceiling. Door concealing airing cupboard with hot water tank / immersion heater, double glazed window to side and doors off to:

BEDROOM 1 (14'3" x 11'2" reducing 9'7"), carpeted with pendant light fitting to ceiling, single panelled central heating radiator and double glazed window to front aspect. and 3 door built-in wardrobe with overhead storage cupboards.



BEDROOM 2 (9'6" x 9'1" max), carpeted with pendant light fitting to ceiling, single panelled central heating radiator, and double glazed window to rear aspect. Television lead.

BEDROOM 3 (9'2" max x 7'8" max), carpeted with pendant light fitting to ceiling, single panelled central heating radiator, raised corner unit fitted with shelving and double glazed window to front aspect.

FAMILY BATHROOM with cushioned flooring, room appointed with a grey three-piece suite comprising low flush W.C., pedestal wash hand basin, and bath with newly fitted 'Triton T80Z' electric shower over. Ceiling light fitting, room half tiled, and double glazed obscured window to rear.

## **OUTSIDE:**

TO THE FRONT OF THE PROPERTY is a stepped garden with shrub filled borders with adjacent driveway for one vehicle leading to an integral single garage with up and over door. Footpaths extend to both sides of the property giving access to the rear.

TO THE FRONT OF THE PROPERTY is an attractive, split level garden predominantly laid to lawn with shrub filled borders and mature trees. A 6' x 4' wood shed is sited at the end of the garden. To the top of the garden is a paved patio seating area offering outstanding views over Ashbourne and the surrounding countryside.



GARAGE (17' x 8'8") with ceiling light fitment, newly fitted consumer unit, loft hatch to storage area and free-standing 'Zanussi' freezer unit.

**VIEWING: By appointment through Dove Property**