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www.doveproperty.co.uk



Derby Road, Ashbourne, Derbyshire, DE6 1BE

£675 per calendar month. Deposit £800 Unfurnished

GENERAL DESCRIPTION

A well presented, 3 bedroom semi detached house located in a highly convenient position just minutes from Ashbourne town centre and local amenities.

This deceptively spacious property briefly comprises entrance hall, kitchen with breakfast bar, dining room, lounge, downstairs w.c. and to the first floor there are 3 double bedrooms and family bathroom. The property has GCH and is predominantly double glazed throughout.

Driveway to the front affording off road parking for two vehicles whilst to the rear is a split level garden with lawn area, plant borders and patio.

Council Tax Band: C

EPC Band: F (Being Regraded)

ACCOMMODATION

GROUND FLOOR

Generous ENTRANCE HALLWAY with both understairs storage and large cupboard housing boiler with additional hanging space. Doors leading off to:

DOWNSTAIRS CLOAKROOM having a white low level w.c, linoleum flooring and opaque window to side aspect.

KITCHEN (11.07" x 9') with attractive blue (wood finish) base and eye level units, space/plumbing for cooker, washing machine and fridge freezer. Useful feature being open breakfast bar/work area to dining room. Back door leading to garden, window to rear aspect and linoleum flooring.



DINING ROOM (11'8" x 8'6") with windows to front and rear. Fitted carpet.

LOUNGE (13'6" x 15'6" max) with double windows facing to side aspect. Main feature of room being stone clad fire surround housing gas fire with wooden mantel and adjacent matching shelving. Fitted carpet and T.V. aerial point.



FIRST FLOOR

Central staircase having fitted carpet and further doors leading to:

BEDROOM 1 (14'3" x 13'6") having windows facing side aspect, fitted carpet and 2 integral wardrobes with storage cupboards above.

FAMILY BATHROOM appointed with a white three piece suite comprising low level W.C., pedestal wash hand basin, and bath with mixer shower over. Window to rear aspect and linoleum flooring.



BEDROOM TWO (11'8" x 8'6") having window to side aspect and fitted carpet.

BEDROOM THREE (8'10" x 11'7"max) window to side aspect and fitted carpet. Airing cupboard housing hot water tank with additional shelving.

OUTSIDE

There is a 2 car driveway to the front of the property with a tiered garden to the rear affording views over rooftops to the countryside beyond. The rear garden has planted borders, a lawned area and patio.



VIEWING: By appointment through Dove Property