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23 Wright Crescent, Ashbourne, Derbyshire, DE6 1SY
£1300 per calendar month Deposit £1400 Unfurnished

GENERAL DESCRIPTION

A superior, 5 bedroomed detached house, located in a much sought after residential development, within easy distance of all local amenities.

This well presented property offers every comfort briefly comprising entrance hall, dining room, large breakfast kitchen with full range of integral appliances, family room, utility room (incl. washing machine & tumble drier), lounge and downstairs w.c. To the first floor there are 5 well proportioned bedrooms (3 having built-in wardrobes, 1 en suite and 1 Jack & Jill en suite), and family bathroom. The property has GCH, is double glazed throughout and fitted with burglar alarm.

Driveway to the front affording off road parking for two vehicles with access to the double garage. To the rear is an attractive, low maintenance, garden incorporating 2 patio areas.

Located approximately 1 mile from the centre of Ashbourne the house has good access to the A52 Derby / Stoke, and A38 with the A515/A50 link roads all within a short distance. A good range of both country and community schools are available close by including the Queen Elizabeth Grammar School.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL with L shape staircase to galleried first floor landing and smoke alarm fitted to ceiling. Hall having Amtico 'American Oak' flooring with doors leading off to:

DOWNSTAIRS CLOAKS fitted with a white two piece suite comprising low level w.c. and corner wash hand basin with tiled splashback. Amtico 'American Oak' flooring continued from hall.

BREAKFAST KITCHEN (12'5" x 18'2") Kitchen area being fitted with a superior range of Maple (2 glass) fronted base and eye level units incorporating roll edge, graphite colour laminate work surface, stainless steel sink with drainer and chromed mixer tap over. Integral appliances are Siemens double electric oven with additional inset microwave, dishwasher, fridge and freezer, 4 plate electric hob with aluminium splashback and extractor hood above. The central breakfast island houses further matching units with central pole & basket storage feature. Windows to rear and side aspects, room having recessed spotlights and ceramic tiled flooring. Door off leading to storage cupboard and split level access to;



FAMILY AREA (8'6" x 11'6") Having Amtico 'American Oak' flooring, telephone point and French doors leading to garden.

Further doors from kitchen leading to;

UTILITY ROOM (5'1" x 9'3") with ceramic tiled floor continued from kitchen and matching base and eye level storage units incorporating stainless steel sink with mixer tap over. Miele washing machine and tumble drier installed. Window and door leading to side aspect with a further door leading to garage.

STUDY (9'5" x 6'10") Having Amtico 'American Oak' flooring, window to front aspect and telephone point.

DINING ROOM (10'0" x 11'11") Accessed via double doorway from hall having Amtico 'American Oak' flooring and window to rear aspect .



LOUNGE (12'0 x 23'5" max) with bay window to front aspect and French doors leading to rear garden the main feature of the room being an attractive cream fire place with marble hearth housing gas 'living flame' fire. Room having fitted carpet &, T.V. aerial point.

FIRST FLOOR

At head of central staircase is a u-shaped galleried landing with door off to storage cupboard and further doors leading to:

MASTER BEDROOM (12'2" x 23'4" max) having dormer window to front, and velux windows to the rear ceiling, this spacious room has 4 door fitted wardrobes, fitted carpet, telephone and T.V. aerial points. Door leading to;



ENSUITE SHOWER ROOM fitted with a white three piece suite comprising low level w.c., pedestal wash hand basin, & extended shower cubicle. The room has Amtico 'American Oak' flooring and chrome heated towel rail

FAMILY BATHROOM appointed with a white three piece suite comprising low level W.C., pedestal wash hand basin, and bath with Amtico 'American Oak' flooring and chrome heated towel rail.

BEDROOM TWO (9'2" x 11'7") having window to rear aspect and fitted carpet. Door leading to second en suite.

EN SUITE 2 appointed with white three piece suite comprising pedestal wash hand basin, low level W.C. and corner shower cubicle. Chrome heated towel rail and Amtico 'American Oak' flooring as throughout.

BEDROOM THREE (10'0" x 12'1") window to rear aspect, fitted carpet and built in four door wardrobe

BEDROOM FOUR (12'1" x 12'4") window to rear aspect, fitted carpet and built in seven door wardrobe.

BEDROOM FIVE (13'7" x 8'9") having window to front aspect, telephone point, t.v. point & fitted carpet.

OUTSIDE

The enclosed rear garden is predominantly laid to lawn with shrub borders with patio areas extended leading from both French doors.



VIEWING: By appointment through Dove Property Management