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



**Taylor Court, Sturston Road, Ashbourne, Derbyshire DE6 1BZ**  
£715 per calendar month Unfurnished Deposit £850

### **GENERAL DESCRIPTION**

A modern 3 / 4 bedroom, 3 storey town house located on the Taylor Court development within walking distance of Ashbourne town centre and local amenities

This spacious, fully redecorated property briefly comprises Entrance Hall, Downstairs Cloaks, fully fitted Kitchen/Diner with integral fridge, freezer, dishwasher, gas hob and electric, fan assisted oven. Lounge, 3 Double Bedrooms, 1 single / Study, Utility Room, Ensuite Shower Room & Family Bathroom. The property is double glazed throughout with GCH. Separate Single Garage in block with allocated parking.

Located near the centre of Ashbourne the house has direct access to the A52 Derby or Stoke, with the A515/A50 link roads all within a short distance.

EPC Band B

Council Tax Band D

## ACCOMMODATION

### **GROUND FLOOR:**

ENTRANCE via double glazed UPVC entrance door with 4 glazed panels into:

ENTRANCE HALL, carpeted with pendant light fitting and smoke alarm to ceiling, double panelled central heating radiator, thermostat control panel and door concealing understairs storage cupboard. Ribbed entrance mat and doors off to:

DOWNSTAIRS CLOAKS fitted with a white two-piece suite comprising low flush W.C, and vanity wash hand basin. Room having tiled splash back, double glazed obscured window to front, single panelled central heating radiator and carpet to floor continued from hall.

KITCHEN / DINER (15'7" into cupboards x 8' max), with wood effect cushioned flooring, recessed spotlights and pendant light fitting to ceiling, double glazed window to front aspect and double panelled central heating radiator. Room fitted with a range of maple effect base and eye level storage units with granite effect laminate work surface over. Inset stainless steel sink with drainer, vegetable bowl and mixer tap over. Built-in 'Neff' appliances including single electric oven, inset 4-ring gas hob, overhead stainless steel chimney extractor hood, dishwasher and tall fridge freezer units. Space and plumbing for washer drier. Concealed wall mounted 'GlowWorm Ultracom' gas boiler, and central heating control panel.



LOUNGE (15'3" x 11'9") carpeted, main feature of the room being an electric 'living flame' effect fire with polished limestone hearth with white wood mantel and surround. Telephone point and television points with 'Sky' leads. Two double panelled central heating radiators, pendant light fitting to ceiling and double glazed door to rear aspect.





## FIRST FLOOR:

LANDING at top of carpeted stairs with open balustrade and handrail with smoke alarm and two pendant light fitting to ceiling. Door concealing airing cupboard with hot water tank, stairs off to second floor and doors off to:

BEDROOM 2 (15'3" x 11'), carpeted with double glazed window to front aspect, single panelled central heating radiator, telephone point and pendant light fitting to ceiling. Internal door into:



FAMILY BATHROOM, carpeted with recessed spotlights and extractor fan to ceiling. Appointed with a 3-piece suite comprising low flush W.C., boxed wash hand basin with mixer tap and two door cupboard under, and bath with mixer tap and shower attachment over. Shavers point, chrome heated towel rail and part ceramic tiled walls.

BEDROOM 3 (9'7" x 8'5") carpeted with double glazed window to front aspect, single panelled central heating radiator and pendant light fitting to ceiling.



BEDROOM 4 / STUDY (6'8" x 6') having carpet to floor, double glazed window to front aspect, double panelled central heating radiator, and pendant light fitting to ceiling.

## SECOND FLOOR:

LANDING at top of carpeted stairs with handrail and balustrade. Smoke alarm, double panelled central heating radiator, and door off to:

**BEDROOM 1** (13'6" x 11'10") carpeted with double glazed dormer window to front aspect, double panelled central heating radiator, television and telephone points. Pendant light fitting to ceiling, half height internal door concealing storage cupboard and open doorway through to:



**DRESSING ROOM** (8'8" x 7'4" into wardrobes), carpeted with pendant light fitting to ceiling, low door concealing eaves storage cupboard and double panelled central heating radiator. Room fitted with a maple effect 5-door wardrobe with door into:

**ENSUITE SHOWER ROOM** appointed with a white 3 piece suite comprising low flush W.C, pedestal wash hand basin and shower cubicle housing mains thermostatically controlled shower. Room part tiled with carpet to floor, heated towel rail, and recessed spotlights to ceiling. Room being part tiled with carpet to floor, heated towel rail, shavers point, double glazed velux window and recessed spotlights and extractor fan to ceiling.



### **OUTSIDE:**

**TO THE FRONT OF THE PROPERTY** is an enclosed, low maintenance front garden and a communal parking area offering off road parking for one vehicle. Opposite the house is a garage block, the property enjoying its own single integral garage with up-and-over door.

**VIEWING:** By appointment through Dove Property