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www.doveproperty.co.uk



Main Road, Middle Mayfield, Ashbourne DE6 2JT

£675 per calendar month

Unfurnished

Deposit £800

GENERAL DESCRIPTION

Tastefully refurbished, this well presented mid-terrace cottage offers modern convenience with character features. Briefly comprising attractive Lounge, spacious, fully fitted Kitchen Diner, Downstairs Cloaks, two Double Bedrooms and one Single Bedroom, and Family Bathroom.

Set back slightly from the road, the property boasts a low maintenance rear garden with patio seating area, and allocated parking for two vehicles. Access to the latter via the popular Rose & Crown Inn car park. Fantastic views over open countryside to the rear of the property.

Available 1st April 2016. Early viewing recommended.

EPC Band TBC

Council Tax Band B

ACCOMODATION

GROUND FLOOR:

ENTRANCE via UPVC double glazed entrance door into:

LOUNGE (14'5" x 12' max), carpeted with pendant light fitting and smoke alarm to ceiling, double glazed window to front aspect, television and telephone points. Main feature of the room being a stone built fireplace with flagstone hearth, housing a black cast iron log burner. Electric storage heater, stairs to first floor and oak effect laminate flooring. Door into:



KITCHEN DINER (21'3" max x 13'1" max into cupboards) with a range of recently fitted cream base and eye level shaker style storage units with oak effect laminate work surface over. Built-in 'Lamona' electric oven, inset four ring ceramic hob with stainless steel chimney extractor hood over. Built-in tall fridge freezer unit, built-in washing machine, under counter tumble drier and built-in dishwasher. With inset stainless steel sink with drainer and mixer tap over, room having recessed spotlights and smoke alarm to ceiling, electric storage heater, double glazed window to rear aspect and double glazed french doors to rear garden. Tiled splash back. Well defined Kitchen and Dining areas.



DOWNSTAIRS CLOAKS having ceramic tiled flooring, appointed with a white two piece suite comprising low flush W.C. and vanity wash hand basin. Tiled splash back, extractor fan and ceiling light fitting.

FIRST FLOOR:

LANDING AREA at head of carpeted stairs with handrail, two pendant light fittings, oak beam and smoke alarm to ceiling, Door concealing airing cupboard (housing hot water tank), double glazed window to side and doors off to:

BEDROOM 1 (11'11" x 11'2"), carpeted with pendant light fitting and loft access hatch to ceiling, electric storage heater, double glazed window to front aspect, telephone and television points.



BEDROOM 2 (9'3" x 7'9"), carpeted with pendant light fitting to ceiling, electric storage heater, double glazed window to rear aspect offering fantastic views over open countryside, telephone and television points.

BEDROOM 3 (8'11" x 5'6"), carpeted with pendant light fitting and loft access hatch to ceiling, electric storage heater, double glazed window to rear aspect and television point. Built-in sliding door wardrobe.



FAMILY BATHROOM appointed with a white two-piece suite comprising pedestal wash hand basin and bath with chrome, thermostatically controlled mains shower over. With light fitting to ceiling, room being 3/4 tiled with single panelled central heating radiator, door concealing deep storage cupboard, double glazed, obscured window to front and cushioned flooring

OUTSIDE:

TO THE FRONT is a 4'-5' paved area adjacent to the road.



TO REAR OF THE PROPERTY is a low maintenance garden with gravelled and patio seating areas. Wood shed for storage, and gate to rear giving access to parking. The cottage has two allocated parking spaces with overflow space by separate arrangement. Fantastic views over open countryside.

VIEWING: By appointment through Dove Property