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



**Taylor Court, Sturston Road, Ashbourne, Derbyshire DE6 1BZ**  
£695 per calendar month. Deposit £800 Unfurnished

### **GENERAL DESCRIPTION**

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

This spacious property briefly comprises; Study, Utility room, fully fitted Kitchen/Diner with integral fridge, freezer, dishwasher, gas hob and electric, fan assisted oven. Lounge, 3 Bedrooms (1 en-suite & built in wardrobes) & Family Bathroom. The property is double glazed throughout with GCH. Integral garage with additional driveway 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.

## ACCOMMODATION

### **GROUND FLOOR:**

ENTRANCE via double glazed UPVC door into:

ENTRANCE HALL being carpeted with double panelled central heating radiator. Double doors concealing cloaks cupboard with further door providing access to understairs storage cupboard. Two pendant light fittings and smoke alarm to ceiling, with stairs off to first floor. Doors off to:

DOWNSTAIRS CLOAKS fitted with a white two piece suite comprising low flush W.C and vanity wash hand basin, latter having tiled splashback. Room having carpet to floor with double panelled central heating radiator and recessed spotlights to ceiling.

UTILITY ROOM (7'7" x 6'7" into cupboards) cushioned flooring and double glazed window to rear aspect. Room fitted with a double door. white farmhouse style base level storage unit with laminate work surface over. Inset stainless steel sink with drainer and mixer tap over. 'Glow Worm' combination boiler and double panelled central heating radiator to wall with extractor fan and light fitting to ceiling. Space and plumbing for washing machine and tumble drier.



BEDROOM 4 / STUDY (11'4" x 8'7") having carpet to floor, double glazed window to rear, double panelled central heating radiator, telephone point and pendant light fitting to ceiling

### **FIRST FLOOR:**

LANDING at top of carpeted stairs with open balustrade with smoke alarm and two pendant light fittings to ceiling. Thermostat control and doors off to:

LOUNGE (15'7" x 11') with carpeted flooring, main feature of the room being an attractive electric fireplace with polished limestone hearth and surround with light oak mantel. Two telephone points, television and Sky points. Two double panelled central heating radiators, two pendant light fittings to ceiling and two double glazed sash windows to front aspect

KITCHEN / DINER (L-Shaped 18'11" max into cupboards x 15'7" max), having two well defined areas. Kitchen area appointed with a range of white, farmhouse style base and eye level storage units with granite effect laminate work surface over. Inset stainless steel sink with vegetable bowl, drainer and mixer tap over. Integrated 'Neff' electric oven with matching inset 4 ring gas hob over, stainless steel splashback and extractor hood above. Integrated 'Neff' dishwasher and head height 'Neff' fridge freezer unit. Area of room having cushioned flooring, recessed spotlights to ceiling with tiled and brushed aluminium splash backs. Dining area being carpeted with two double glazed sash windows to rear aspect, two double panelled central heating radiators and two pendant light fittings.



## **SECOND FLOOR:**

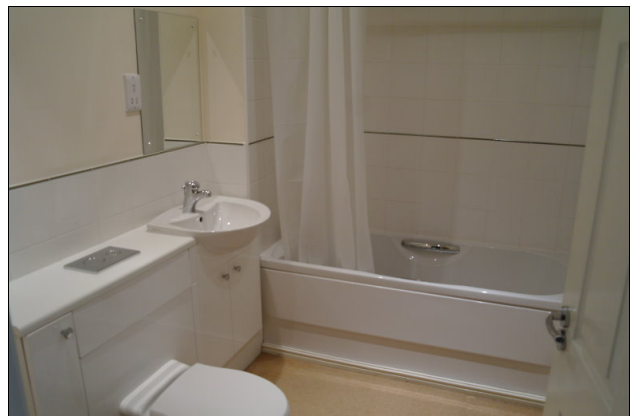
LANDING at top of carpeted stairs with open balustrade with smoke alarm and pendant light fitting to ceiling. Double panelled central heating radiator, door concealing hot water tank cupboard, and further doors off to:

BEDROOM 1 (15'7" max into wardrobes x 11'6" max) carpeted with two double glazed sash windows to front aspect, double panelled central heating radiator, television and telephone points. Loft access hatch and pendant light fitting to ceiling. Built-in four door maple effect wardrobe and door off to:



ENSUITE SHOWER ROOM appointed with a white 3 piece suite comprising low flush W.C, pedestal wash hand basin and shower cubicle housing mains shower. Room part tiled with cushioned floor, heated towel rail, shavers point and recessed spotlights to ceiling.

BEDROOM 2 (11'7" x 8'5") carpeted with double glazed sash window to rear aspect, double panelled central heating radiator and pendant light fitting to ceiling.



BEDROOM 3 (7'10" max x 6'11") carpeted with double glazed sash window to rear aspect, double panelled central heating radiator and pendant light fitting to ceiling.

FAMILY BATHROOM appointed with a white 3 piece suite comprising low flush W.C., pedestal wash hand basin and bath with mixer tap and shower attachment. Room being fully part with cushioned floor, heated towel rail, shavers point and recessed spotlights to ceiling.

**OUTSIDE:**

TO THE FRONT OF THE PROPERTY is a private driveway offering off road parking for two vehicles, leading to a single integral garage with power, light and up-and-over door. Adjacent to the drive is a block paved and gravelled footpath.

VIEWING: By appointment through Dove Property