



Ashbourne Business Centre, Dig Street, Ashbourne,
Derbyshire DE6 1GF Tel/Fax 01335 342936
www.doveproperty.co.uk



Taylor Court, Sturston Road, Ashbourne, Derbyshire DE6 1BZ
£725 per calendar month Unfurnished Deposit £850

GENERAL DESCRIPTION

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

This spacious and attractive property briefly comprises Entrance Hall, Downstairs Cloakroom, Bedroom 4 / Study, Utility Room, fully fitted Kitchen/Diner with integral fridge, freezer, dishwasher, gas hob and electric, fan assisted oven. Lounge, 3 further Bedrooms (1 en-suite with built in wardrobes) & Family Bathroom. The property is double glazed throughout with GCH. Integral garage with additional driveway parking for two vehicles.

Early viewing recommended.

EPC Band C

Council Tax Band D

ACCOMMODATION

GROUND FLOOR:

ENTRANCE under covered porch through hardwood, double glazed door into:

ENTRANCE HALL having carpet to floor with two pendant light fittings, and smoke alarm to ceiling. Double panelled central heating radiator, double doors concealing cloaks cupboard and further door concealing understairs storage cupboard. Doors off to:

DOWNSTAIRS CLOAKROOM fitted with a white two-piece suite comprising low flush W.C, and vanity wash hand basin. Room having tiled splash back, carpet to floor continued from hall and double panelled central heating radiator. Recessed spotlights and extractor fan.

UTILITY ROOM (8'4" x 6'6" into cupboards) with cushioned flooring and double glazed window to rear aspect. Room fitted with a range of white shaker 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 3 / STUDY (12'1" x 8'8") 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 pendant light fitting to ceiling. Thermostat control, double panelled central heating radiator, stairs off to second floor and doors off to:

LOUNGE (15'7" x 11'5") with carpeted flooring, main feature of the room being an electric 'living flame' effect fire with polished limestone hearth with light wood mantel and surround. Telephone point and television point with 'Sky' leads. Two double panelled central heating radiators, two six-point ceiling light fittings and two double glazed sash windows to front and side aspects.



KITCHEN / DINER (L-Shaped 19'7" reducing to 8'5" x 15'6" reducing to 8'6"), having two well defined areas. Kitchen area appointed with a range of white, shaker 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. Recessed spotlights to ceiling with tiled splash backs. Dining area with three double glazed sash windows to rear and side aspects, two double panelled central heating radiators, and two pendant light fittings to ceiling.

SECOND FLOOR:

LANDING at top of carpeted stairs with handrail and open balustrade. Smoke alarm, loft access hatch and pendant light fitting to ceiling. Tall feature double glazed window to side aspect, double panelled central heating radiator, door concealing hot water tank / airing cupboard, and further doors off to:



BEDROOM 1 (15'8" max into wardrobes x 12'3" max) carpeted with two double glazed sash windows to front aspect, double panelled central heating radiator, television and telephone points. Pendant light fitting to ceiling. Built-in four door 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 thermostatically controlled shower. Room part tiled with ceramic tiled flooring, heated towel rail, and recessed spotlights and extractor fan to ceiling.

BEDROOM 2 (12'3" x 8'5") carpeted with double glazed sash window to rear aspect, double panelled central heating radiator and pendant light fitting to ceiling. Room fitted with a freestanding, 3 door wardrobe with integrated drawers.

BEDROOM 4 (8'8" 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 mid flush W.C., boxed wash hand basin and bath with shower screen, mixer tap and shower attachment. Room being part tiled with ceramic tiled flooring, heated towel rail, shavers point and recessed spotlights and extractor fan 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 paved patio area leading to the entrance porch. A door to the right of the entrance conceals a bin / garden store.



VIEWING: By appointment through Dove Property