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**35 Manor Road, Ashbourne, Derbyshire DE6 1EH**  
£950 per calendar month      Unfurnished      Deposit £1050

### **GENERAL DESCRIPTION**

A spacious detached house located in a popular residential development approximately 10 minutes from the town centre.

The property is well presented with the accommodation briefly comprising; fitted dining kitchen, large lounge, dining room, study, utility, downstairs cloaks, 4 bedrooms (1 en suite) and family bathroom. GCH & double glazed throughout.

There is a driveway to the front of the property for two vehicles also affording access to the integral single garage. To the rear is an attractive enclosed garden with lawn and mature shrub borders.

The property is well located for all local amenities with good access to the A52 Derby / Stoke, and A38 with the A515/A50 link roads all within a short distance.

# **ACCOMMODATION**

## **GROUND FLOOR**

ENTRANCE HALLWAY with staircase off leading to the first floor. Doors off leading to;-

STUDY having window to front aspect, telephone point and fitted carpet.

DOWNSTAIRS CLOAKS having a low level w.c. and pedestal wash hand basin

DINING ROOM (9' x 11') with window to front aspect and fitted carpet

LOUNGE (21'3" x 14' 3") having double patio doors leading to rear patio/veranda with views over rooftops. The main feature of the room being an attractive Sandstone fireplace housing gas 'coal effect' fire. Television aerial point.

DINING KITCHEN (19' x 9'6" max) Fitted with attractive range of wall and floor mounted storage units, incorporating integral electric oven, 4 ring gas hob (with extractor above) and dishwasher. Having floor to ceiling windows the dining area enjoys views over rooftops with door off leading to veranda/patio area. Further door off leading to;



UTILITY ROOM (7'3" x 7'6") Further range of matching storage cupboards, washing machine & freestanding fridge freezer. Floor tiles continued from kitchen with doors off leading to garage and also a further balcony to the rear of the property.

## **FIRST FLOOR**

BATHROOM with white suite comprising bath, low level w.c and pedestal wash hand basin.

BEDROOM 1 (13' x 10'4" max) with window to rear aspect. Fitted wardrobes, telephone point & fitted carpet with door leading to;

EN SUITE SHOWER ROOM comprising a fully tiled corner shower cubicle, low level w.c. & pedestal wash hand basin..

BEDROOM 2 (11'6" x 10'6") With window to rear aspect. Fitted carpet.

BEDROOM 3 (9'10" x 8'6") With window to front aspect. Fitted carpet.

BEDROOM 4 (7' x 10'4") With window to front aspect. Fitted carpet

## **OUTSIDE**

To the front of the property is a lawned garden with mature shrubs and driveway providing off road parking and access to the adjoining single garage. To the rear there is an attractive enclosed garden with lawn and mature shrub borders.

**VIEWING: By appointment through Dove Property Management**