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48 Greenway, Ashbourne, Derbyshire DE6 1EF

£1050 per calendar month

Unfurnished

Deposit £1200

GENERAL DESCRIPTION

A well appointed four bedroomed, detached residence occupies an enviable location at the top of Greenway, Ashbourne. Briefly comprising; fitted Kitchen Diner, separate Dining Room, Utility Room, Downstairs Cloaks, Lounge, large P-shaped Conservatory, three double, one single Bedrooms, Ensuite Shower Room to Master, and Family Bathroom.

Property comes fully double glazed with gas central heating, double glazed throughout. With single integrated garage and driveway offering off road parking for four vehicles, this spacious home has attractive gardens to front and rear.

Easy access to A52, being just 5 minutes walk from Ashbourne Town Centre, this home is ideally suited for a professional couple or family, being just a short walk from Queen Elizabeth's Grammar School.

Early viewing highly recommended.

ACCOMMODATION

GROUND FLOOR:

ENTRANCE under covered porch via double glazed UPVC door into:

ENTRANCE HALL being carpeted with single panelled central heating radiator, thermostat and security alarm panel to wall. Door concealing understairs storage cupboard. Smoke alarm to ceiling and stairs off to first floor. Doors off to:

DOWNSTAIRS CLOAKS fitted with a white two piece suite comprising low flush W.C and pedestal wash hand basin, latter having tiled splashback. Room having ceramic tiled flooring with single panelled central heating radiator. Double glazed opaque window to side.

KITCHEN / DINER (14'8" max x 7'5" max), with granite flooring, appointed with a bespoke range of antique pine base and eye level storage units, with granite work surface above. Inset butler sink with brass mixer tap over. Free-standing 'Cannon' electric oven with four ring gas hob over and extractor hood above. Ample space and plumbing for dishwasher. Free standing refridgerator. Double glazed window to front aspect, single panelled central heating radiator and telephone point. Double glazed UPVC door to side of building and door providing access to Dining Room. Recessed spotlights to ceiling.

UTILITY ROOM (8'6" x 5') with red tiled flooring, fitted with a range of white wood base and eye level storage units with laminate work surface and inset stainless steel sink and drainer. Space under units for refridgerator / freezer and plumbing for washing machine. Smoke alarm to ceiling, double glazed window to side aspect and door providing internal access to single garage.



LOUNGE (15'3" x 12') with carpeted flooring, main feature of the room being an attractive 'Adam' style fireplace with gas fire, and marble hearth. Television and Sky points. Double panelled and single panelled central heating radiators and double glazed sliding patio door to Conservatory. Door off to:

DINING ROOM (12' x 10'1"), with double glazed window to rear, single panelled central heating radiator and carpet to floor.

CONSERVATORY (P-shaped 23'4" max x 11'9" max) which runs along to full rear elevation of the property, constructed in UPVC with double glazed windows and doors. Attractive ceramic tiled flooring and ceiling fan / light to ceiling. Double glazed patio door to rear garden.

FIRST FLOOR:

LANDING at top of carpeted stairs with open balustrade with smoke alarm and loft access hatch to ceiling. Double glazed window to side aspect, and further doors off to:

BEDROOM 1 (14'3" max x 12') carpeted with double glazed window to rear aspect, single panelled central heating radiator, television point. Built-in triple mirror fronted 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 'Mira Sport' power shower. Room fully tiled with ceramic tiled floor, single panelled central heating radiator and double glazed opaque window to side. .

BEDROOM 2 (13'7" x 9'1") carpeted with double glazed window to rear aspect, and single panelled central heating radiator.

BEDROOM 3 (10' max x 9'8") carpeted with single panelled central heating radiator and double glazed window to front aspect.

BEDROOM 4 (89" x 7'6") carpeted with double glazed window to front and single panelled central heating radiator.

FAMILY BATHROOM appointed with a white 3 piece suite comprising low flush W.C., pedestal wash hand basin and bath with 'Mira Sport' power shower over. Room being fully tiled with ceramic tiled floor, double panelled central heating radiator and double glazed opaque window to front.

OUTSIDE:

TO THE FRONT OF THE PROPERTY is a large private driveway offering off road parking for up to four vehicles, leading to a single garage with power, light and up-and-over door. Adjacent to the drive is an attractive front garden predominantly laid to lawn with shrub filled borders. Footpaths to the sides of the house leading to rear.



TO THE REAR OF THE PROPERTY is an attractive, enclosed garden with spacious patio area leading to lawn and shrub filled borders.

VIEWING: By appointment through Dove Property