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Lodge Farm Chase, Ashbourne, Derbyshire DE6 1GY
£1,050 per calendar month Unfurnished Deposit £1,200

GENERAL DESCRIPTION

A newly built four bedroom detached executive home located in a new development just 5 minutes walk from Ashbourne Town Centre. Briefly comprising Entrance Hall, Good sized Lounge, fully fitted L-shaped Kitchen Diner with all appliances, Downstairs Cloaks, Two Double & two Single Bedroom, Ensuite Shower Room to principle Bedroom, and Family Bathroom.

With a private Driveway offering off road Parking for two vehicles, leading to detached Garage, the property occupies an elevated position with views over rooftops toward Ashbourne Golf Club. Steps up to entrance door with walled rear Garden with patio seating area.

Ideally suit a professional couple or family.

Early viewing recommended.

EPC Band TBC (B Likely)

Council Tax Band TBC

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via private paved steps through UPVC double glazed, obscured entrance door into:

ENTRANCE HALL, with grey wood effect 'Karndean' flooring, pendant light fitting and smoke alarm to ceiling. Thermostat central heating control panel, single panelled central heating radiator. stairs off to First Floor and doors off to:



DOWNSTAIRS CLOAKS with 'Karndean' flooring continued, appointed with a white low flush W.C. and vanity wash hand basin with tiled splash back. Pendant light fitting, single panelled central heating radiator and double glazed, and obscured window to front.

LOUNGE (14'6" x 10'6"), carpeted with pendant light fitting to ceiling, double panelled central heating radiators, television and telephone points. Double glazed window to front aspect with views over rooftops towards Ashbourne Golf Club.



KITCHEN DINER (L-Shaped 23'1" reducing 8'9" x 17' into cupboards reducing 8'3") having well defined Kitchen and Dining areas. Two pendant light fittings and carbon monoxide detector to ceiling. Two double glazed windows to side and rear aspects, two double panelled central heating radiators and television point with 'Karndean' flooring continued throughout. Dining area also having double glazed french doors to rear Garden and patio area. Kitchen fitted with a range of white shaker style base and eye level storage units, with grey wood effect laminate work surface over. Built-in 'Zanussi' appliances including double electric oven, inset four-ring gas hob and chimney extractor hood over with stainless steel splash back. Further to this a built-in dishwasher, washer drier and tall fridge and freezer units. Inset stainless steel sink with drainer, vegetable bowl and mixer tap over. Tiled splash backs, and door concealing understairs storage cupboard.



FIRST FLOOR:

LANDING AREA at top of carpeted stairs with balustrade, pendant light fitting, loft access hatch, and smoke alarm to ceiling. Door concealing airing cupboard with hot water tank and doors off to:

BEDROOM 1 (14' reducing 10'9" x 8'11" plus door recess), carpeted with pendant light fitting to ceiling, single panelled central heating radiator and double glazed window to front aspect with views over rooftops. Television point and door through to:



ENSUITE SHOWER ROOM appointed with a white three piece suite comprising low flush W.C., pedestal wash hand basin and shower cubicle with sliding glass door housing a chrome thermostatically controlled mains shower. Light fitting and extractor fan to ceiling, room being part tiled with single panelled central heating radiator and ceramic tiled flooring.

BEDROOM 2 (11'10" x 8'10") carpeted with pendant light fitting to ceiling, single panelled central heating radiator, and two double glazed window to front and side aspects.

BEDROOM 3 (8'7" x 7'9" plus door recess), carpeted with pendant light fitting to ceiling, single panelled central heating radiator and double glazed window to rear aspect.



BEDROOM 4 (8'4" x 7'3" plus door recess) carpeted with pendant light fitting to ceiling, single panelled central heating radiator, and double glazed window to rear aspect.

FAMILY BATHROOM with ceramic tiled flooring, room appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin, and bath with chrome thermostatically controlled mains shower over. Light fitment and extractor fan to ceiling, and double glazed obscured window to rear.



OUTSIDE:

TO THE FRONT OF THE PROPERTY are steps with balustrade leading up to the front entrance door. Adjacent to this is a private drive for two vehicles leading to a detached single Garage (int. dimensions 19'10" x 10'2) with power and light and up and over door. Beside the garage is a wood gate providing rear to front access.



TO THE REAR OF THE PROPERTY is a walled rear Garden, predominantly laid to lawn with paved patio seating area.

VIEWING: By appointment through Dove Property