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**Auction Close, Ashbourne, Derbyshire DE6 1GQ**  
£725 per calendar month      Unfurnished      Deposit £835

### **GENERAL DESCRIPTION**

An immaculate two bedroom end town house situated in a popular residential area just two minutes from Ashbourne Town Centre. Ideal for local schools and amenities, briefly comprising Entrance Hall, fitted Kitchen, Downstairs Cloaks, Utilities Cupboard, Lounge Diner, one Double, one Single Bedrooms and Bathroom.

With drive and parking for two vehicles to the front of the property alongside shrub filled border and attractive low maintenance garden with patio seating area to rear.

Early Viewing Recommended.

Council Tax Band: B

EPC Band: C

## ACCOMMODATION

### **GROUND FLOOR:**

ENTRANCE via double glazed hardwood door into:

ENTRANCE HALL having wood effect laminate flooring with coving, smoke alarm and pendant light fitting to ceiling, single panelled central heating radiator and 'Drayton' thermostat control to wall. Inset entrance mat, doors off to Downstairs Cloaks, Utility Cupboard and Lounge Diner with open archway through to:

KITCHEN (8'11" max x 6'2" into cupboards), fitted with a range of maple effect base and eye level storage units with granite effect laminate work surface over. Inset stainless steel sink with drainer, vegetable bowl and mixer tap over. Built-in 'Neff' electric oven with matching four ring gas hob inset over and steel extractor hood and splash back above. Ceiling light fitment, and 'Vectaire' extractor fan to ceiling, room having double glazed window to front aspect, tiled splash backs, space for head height fridge freezer and under-unit space and plumbing for washing machine / dishwasher. Wood effect laminate flooring and 'Ideal Logik+' combination boiler.



DOWNSTAIRS CLOAKS with wood effect laminate flooring and single glazed opaque window to front. Fitted with a white low flush W.C. and corner vanity wash hand basin. Single panelled central heating radiator.

UTILITY CUPBOARD with wood effect laminate flooring, two slat shelves, ceiling light fitment and space / plumbing for washing machine / tumble drier.

LOUNGE DINER (15'1" max x 13'1" max), with coving, and five-point ceiling light fitment to ceiling. Double glazed patio doors to rear garden, two double panelled central heating radiators, television and telephone points. Room having wood effect laminate flooring with carpeted stairs to First Floor.



## FIRST FLOOR:

LANDING at top of carpeted stairs with balustrade, having smoke alarm, and pendant light fitting to ceiling. Doors off to:

BEDROOM 1 (13'1" x 9') carpeted with double glazed windows to front aspect, single panelled central heating radiator, television point and five-point ceiling light fitting to ceiling.



BEDROOM 2 (10'1" x 7'3" max) carpeted with double glazed window to rear aspects, single panelled central heating radiator, pendant light fitting and loft access hatch to ceiling and door concealing deep over-stairs storage cupboard with shelf and single panelled central heating radiator. Loft is part boarded with loft ladder.

BATHROOM (7'10" x 5'8") appointed with a white 3-piece suite comprising bath with shower screen housing a 'Triton Ivory' electric shower over, pedestal wash hand basin and low flush W.C. Room being half tiled with light fitment, extractor fan and Victorian pulley airer to ceiling, tiled splash backs, and cushioned flooring.



## OUTSIDE:

TO THE FRONT OF THE PROPERTY is a tarmac drive with additional parking for one vehicle off to the side in shared parking area. Alongside the drive is a border planted with shrubs. A footpath to the right side of the property affording rear to front access.



TO REAR OF THE PROPERTY is an attractive, low maintenance garden over two levels with patio seating area, double door storage shed and shrub filled borders, steps leading to rear access gate.

**VIEWING: By appointment through Dove Property**