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Luke Lane, Brailsford, Ashbourne DE6 3BY

£750 per calendar month

Unfurnished

Deposit £865

GENERAL DESCRIPTION

A versatile, well presented semi-detached home is set in a popular residential area close to Brailsford village centre. Briefly comprising Entrance Hall, Lounge Diner, fitted Kitchen with appliances, Conservatory, Utility Room, Downstairs Cloaks, three Bedrooms, separate W.C and Family Bathroom.

With a hedged boundary, the front garden is predominantly laid to lawn with footpath to the front entrance door with shared alley to the right of the property providing secondary access. To the left side of the property is a private drive extending to a gravelled parking area offering off road parking for up to three vehicles.

The rear garden consists a raised, lawn and patio seating area. Further to the rear is a wood shed and large greenhouse.

Early viewing recommended.

EPC Band D

Council Tax Band B

ACCOMODATION

GROUND FLOOR:

ENTRANCE via UPVC double glazed, obscured entrance door into:

ENTRANCE HALL with pendant light fitting and smoke alarm to ceiling, double glazed, obscured window to front, double panelled central heating radiator and door concealing understairs storage cupboard. Remote thermostat control unit, stairs to first floor, carpeted with door off to:



LOUNGE DINER (19'3" x 11'10"), carpeted with two pendant light fittings to ceiling and two double glazed windows to front and rear aspects. Main feature of the room being a fireplace with wood surround mantle and hearth, housing an electric fire. Two television points, double panelled central heating radiator and glazed internal door into:



KITCHEN (12'10" into cupboards x 7'10" into cupboards) fitted with a range of wood base and eye level storage units with granite effect laminate work surface over. Integrated electric oven, with inset four ring ceramic hob and chimney extractor hood above. Inset stainless steel sink with vegetable bowl, drainer and mixer tap over with tiled splash backs throughout. Built-in refrigerator. Room having two three-point spotlight fittings and heat detector to ceiling, single panelled central heating radiator, double glazed window to rear aspect, and further extractor fan to wall. Double glazed door into:

INNER HALLWAY with ceramic tiled flooring continued, recessed spotlight to ceiling and doors into:

CONSERVATORY (8'4" x 7'10") with double glazed windows to rear and side aspects, aluminium glazed entrance door to side alley, and double glazed entrance door to rear garden. Wall light fitting, fitted cushioned flooring, electric heater and further doors off to:



UTILITY ROOM (7'3" x 5'9") with strip light to ceiling and cushioned flooring. Fitted with a white wood base level unit with laminate work surface over. Space, power and plumbing for washing machine, tumble drier and tall, double width fridge freezer. Tiled splash backs.

DOWNSTAIRS CLOAKS having cushioned flooring, appointed with a white two piece suite comprising low flush W.C. and vanity, corner wash hand basin. Tiled splash back and wall light fitting.

FIRST FLOOR:

LANDING AREA at top of carpeted stairs with handrail, pendant light fitting, and smoke alarm to ceiling, Door concealing airing cupboard (housing 'Worcester Greenstar 30CDI' combi boiler), and doors off to:

BEDROOM 1 (15'6" x 8'6"), carpeted with pendant light fitting to ceiling, single panelled central heating radiator, double glazed window to rear aspect, and television point.



BEDROOM 2 (11' max x 10'5"), carpeted with pendant light fitting to ceiling, single panelled central heating radiator, double glazed window to front aspect, and television point.



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

FAMILY BATHROOM appointed with a white two-piece suite comprising pedestal wash hand basin and bath with chrome, thermostatically controlled mains shower over. With light fitting to ceiling, room being 3/4 tiled with single panelled central heating radiator, door concealing deep storage cupboard, double glazed, obscured window to front and cushioned flooring



SEPARATE W.C. appointed with a white two-piece suite comprising white low flush W.C and vanity wash hand basin with cupboard under. Ceiling light fitting, single panelled central heating radiator and double glazed obscured window to front.

OUTSIDE:

TO THE FRONT & SIDE OF THE PROPERTY is a private garden with hedged border and footpath to entrance door. Access to the right via shared alleyway into Conservatory rear door. Adjacent to the garden is a driveway extending to the rear left of the property, gravelled, offering off road parking for up to four vehicles.



TO REAR OF THE PROPERTY is a rear garden, predominantly laid to lawn with hedged border. Adjacent to the house is a patio seating area with further hard standing area to the right housing a wood shed and good sized greenhouse.

VIEWING: By appointment through Dove Property