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www.doveproperty.co.uk



Queen Elizabeth Court, Belle Vue Road, Ashbourne, Derbyshire DE6 1NE

£640 per calendar month

Unfurnished

Deposit £735

GENERAL DESCRIPTION

A well presented, two double bedroom Semi-Detached house situated just three minutes walk from Ashbourne Town Centre. Briefly comprising fitted Kitchen Diner, spacious Lounge, two Double Bedrooms & Bathroom with shower over bath.

With fantastic views to the rear of the property over the rooftops of Ashbourne to the countryside beyond, Queen Elizabeth Court enjoys a low maintenance rear garden with raised, decked seating area, raised borders and 2 allocated car parking spaces to the front.

With gas central heating and double glazed throughout.

Early Viewing Recommended.

Council Tax Band: B

EPC Band: D

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via double glazed UPVC entrance door under covered porch into:

KITCHEN DINER (13'8" into cupboards x 7'9" max), 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, and mixer tap over. Built-in 'Diplomat' double electric oven with matching four ring gas hob inset over and steel extractor hood above. Built-in 'Baumatic' fridge and freezer units. Five-point spotlight rail, and carbon monoxide alarm to ceiling, room having double glazed window to front, tiled splash backs, under-counter space and plumbing for washing machine. Wood effect cushioned flooring, double panelled central heating radiator and wall mounted 'Sime' gas boiler. Door off to:



LOUNGE DINER (14'8" x 13'9"), newly carpeted with three-point ceiling light fitment and smoke alarm to ceiling. Double glazed French doors to rear garden, and further double glazed, leaded UPVC door to rear, offering views over Ashbourne rooftops. Double panelled central heating radiators, television and telephone points and 'Sky' leads. Main feature of the room being a chrome gas fire with black stone hearth and pine surround and mantel. Stairs off to First Floor.



FIRST FLOOR:

LANDING at top of newly carpeted stairs with white wood balustrade and handrail, having smoke alarm, pendant light fitting and loft access hatch to ceiling. Door concealing storage cupboard with hanging rail. Doors off to:

BEDROOM 1 (14'5" into bay x 10'9") newly carpeted with double glazed windows to rear aspect with fantastic views, double panelled central heating radiator, television point and pendant light fitting to ceiling. Double door concealing large closet with hanging rails.



BEDROOM 2 (10' 11" x 7' 5") newly carpeted with double glazed window to front aspect, double panelled central heating radiator, and pendant light fitting to ceiling.



BATHROOM appointed with a white 3-piece suite comprising bath with shower curtain and mains shower over, pedestal wash hand basin and low flush W.C. Room being half tiled with light fitment and extractor fan to ceiling. Double glazed, obscured window to front and newly fitted, cushioned flooring.

OUTSIDE:

TO THE FRONT OF THE PROPERTY is a tarmac car park for the development with two allocated spaces for the property. A communal footpath and steps lead down to the property entrance doors with raised borders to the front. To the immediate right of the property is a footpath proving access to the rear garden.



TO REAR OF THE PROPERTY is a low maintenance, block paved garden with raised, decked seating area directly behind French doors to the Lounge. Fantastic views over Ashbourne Town Centre rooftops to countryside beyond.

VIEWING: By appointment through Dove Property