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**South Street, Ashbourne, Derbyshire DE6 1DP**

£565 per calendar month    Unfurnished / Part-Furnished    Deposit £665

**GENERAL DESCRIPTION**

A deceptively spacious three bedroom end terraced home situated close to Ashbourne Town Centre with good access to local amenities and major routes. Briefly comprising attractive Entrance Hall, Lounge, Dining Room, fully fitted Kitchen, Utility Room, one Double Bedroom and two Singles and Family Bathroom.

With private courtyard garden to rear, this property enjoys double glazing and gas central heating throughout, with on street parking.

Early Viewing Recommended.

EPC Band C

Council Tax Band B

## ACCOMMODATION

### **GROUND FLOOR:**

ENTRANCE via UPVC double glazed entrance door into:

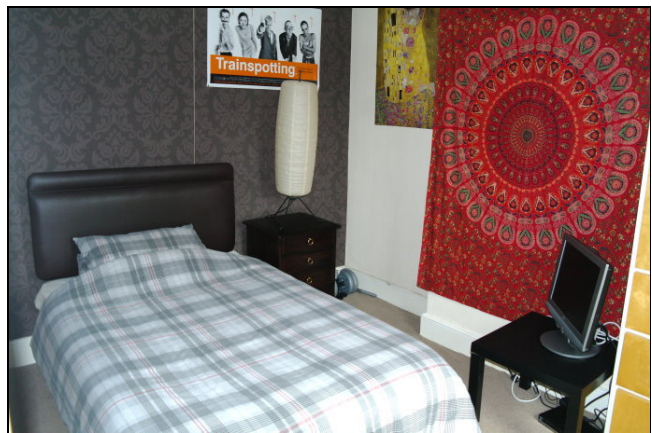
ENTRANCE HALL with pendant light fitting and coving to ceiling, single panelled central heating radiator, stairs to first floor, terracotta tiled flooring and doors into:

LOUNGE (13'7" into bay x 11'5" max), wood effect laminate flooring, pendant light fitting, coving and carbon monoxide alarm to ceiling and double glazed bay window to front aspect. Main feature of the room being a large metal gas fire with marble hearth and pine surround and mantel. Television, Sky leads and telephone point, thermostat control panel and double panelled central heating radiator. Open archway through to:



DINING ROOM (12' x 11'11" max) with wood effect laminate flooring continued, pendant light fitting and smoke alarm to ceiling. Double panelled central heating radiator, shelving to recess and double glazed window to rear aspect. Feature of the room being an open brick-built fireplace (capped off) with tiled hearth and stone lintel over. With door concealing understairs storage cupboard and door to Entrance Hall and further door through to:

KITCHEN (12'10" max x 6'6" into cupboards) fitted with a range of beech effect base and eye level storage units, two being glass fronted with laminate work surface over. Inset stainless steel sink with drainer and mixer tap over. Built-in 'Electrolux' electric double oven, inset five ring gas hob with wok stand and 'Electrolux' extractor hood above. Room having four-point spotlight rail and single spotlight to ceiling with wood effect laminate flooring. Two double glazed window to side aspect, with UPVC stable door providing access to rear garden. Appliances also include 'Samsing' head height fridge freezer and 'Indesit' washing machine.



## **FIRST FLOOR:**

LANDING at top of carpeted stairs with handrail and open balustrade, two pendant light fittings, smoke alarm and loft access hatch with ladder to ceiling. Doors off to:

BEDROOM 1 (12' x 9'1" max), carpeted with pendant light fitting to ceiling, double glazed window to rear aspect, television point and double panelled central heating radiator.

BEDROOM 2 (12'1" x 7'10" max), carpeted with pendant light fitting and coving to ceiling, double glazed window to front aspect, and double panelled central heating radiator.

BEDROOM 3 (8'5" x 6'10"), carpeted with pendant light fitting to ceiling, double glazed window to front aspect, and double panelled central heating radiator.

BATHROOM, with recessed spotlights to ceiling, room being fully tiled with wood effect cushioned flooring. Appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and 'P' shaped bath with shower screen housing a thermostatically controlled mains shower. Double glazed obscured window to rear, double panelled central heating radiator and door concealing airing cupboard housing a 'HeatLine' combination boiler.



## **OUTSIDE:**

TO REAR OF THE PROPERTY is a private, enclosed courtyard garden being fully paved, outbuilding providing storage space and gate providing rear to front access across neighbouring property.

**VIEWING: By appointment through Dove Property**