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[www.doveproperty.co.uk](http://www.doveproperty.co.uk)



**Keepers Croft, Ashbourne, Derbyshire DE6 1TF**

£1.150 per calendar month      Unfurnished      Deposit £1,300

**GENERAL DESCRIPTION**

A recently built four bedroom detached executive home located in a new development just 10 minutes walk from Ashbourne Town Centre. Briefly comprising Entrance Hall, Good sized Lounge, fully fitted Kitchen Diner with appliances, Downstairs Cloaks, Study, four Bedrooms, Ensuite Shower Room to principle, and Family Bathroom.

With a private Driveway offering off road Parking for one vehicle, leading to detached Garage, the property occupies a corner plot with an enclosed Garden to the rear with patio seating area.

Ideally suit a professional couple or family.

Early viewing recommended.

EPC Band B

Council Tax Band E

## ACCOMMODATION

### **GROUND FLOOR:**

ENTRANCE via covered portico through UPVC double glazed entrance door into:

ENTRANCE HALL, with oak effect 'Projekt' flooring, pendant light fitting and smoke alarm to ceiling. Door concealing understairs storage cupboard, 'Myson' central heating control panel, single panelled central heating radiator. stairs off to First Floor and doors off to:



DOWNSTAIRS CLOAKS with oak effect 'Projekt' flooring continued, appointed with a white low flush W.C. and corner vanity wash hand basin with tiled splash back. Recessed spotlights, single panelled central heating radiator and double glazed, obscured window to front.

LOUNGE (13'9" x 13'5" into bay), carpeted with pendant light fitting to ceiling, double and single panelled central heating radiators, and television point. Double glazed bay window to front aspect.



STUDY (8'6" x 8' plus door recess), carpeted with pendant light fitting to ceiling, two double glazed windows to front and side aspects, telephone point, and single panelled central heating radiator.

KITCHEN DINER (22'5" into cupboards x 11'7") with oak effect 'Projekt' flooring throughout, having well defined Kitchen and Dining areas. Dining area having pendant light fitting to ceiling, double glazed window to side aspect, double glazed UPVC french doors to rear garden, television point, and double panelled central heating radiator. Kitchen area having 3-point ceiling spotlight rail and double glazed window to rear aspect. Fitted with a range of cream shaker style base and eye level storage units with light wood effect laminate work surface over. Inset stainless steel sink with drainer, vegetable bowl, and mixer tap over. Built-in



'Zanussi' appliances including double electric oven, four ring gas hob, stainless steel chimney extractor hood with matching splash back, dishwasher and tall fridge freezer units. Door off to:



UTILITY ROOM (7' into cupboards x 5'10"), with 'Projekt' flooring continued, having ceiling light fitment and CO Detector with extractor fan to wall. Fitted with cream effect shaker style base and eye level storage units with light wood effect laminate work surface over. Inset stainless steel sink with mixer tap over and concealed 'Potterton Promax Ultra' combi boiler. UPVC double glazed, obscured entrance door to side.



## 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 and doors off to:

BEDROOM 1 (14'4" x 11'9"), carpeted with pendant light fitting to ceiling, single panelled central heating radiator and double glazed window to rear aspect. Television point, 'Myson' central heating control panel and door through to:



ENSUITE SHOWER ROOM appointed with a white three piece suite comprising low flush W.C., wash hand basin and large shower cubicle with sliding glass door housing a chrome thermostatically controlled mains shower with hand attachment and rainforest head. Recessed spotlights and extractor fan to ceiling, room being part tiled with double glazed, obscured window to front, chrome heated towel rail and stone tile effect laminate flooring.

BEDROOM 2 (13'11" max x 11'8") carpeted with pendant light fitting to ceiling, single panelled central heating radiator, and double glazed window to side aspect.



BEDROOM 3 (11'7" max x 7'11" max), carpeted with pendant light fitting to ceiling, single panelled central heating radiator and two double glazed windows to rear and side aspects.

BEDROOM 4 (11'4" max x 8'3" max), carpeted with pendant light fitting to ceiling, single panelled central heating radiator and two double glazed windows to front and side aspects.





**FAMILY BATHROOM** with stone tile effect laminate flooring, room appointed with a white three-piece suite comprising low flush W.C., wash hand basin, and bath with chrome / glass, electric 'Mira Azora' shower over. Recessed spotlights and extractor fan to ceiling, room being half tiled with double glazed obscured window to side.



**OUTSIDE:**

**TO THE FRONT OF THE PROPERTY** is a short private footpath to the front entrance door with shrub filled borders surrounding the two sides. The right side extends and leads to parking for the property, offering a space for one vehicle, leading to a single Garage (int. dims. 19'9" x 10'1") with up and over door, power and light.

**TO THE REAR OF THE PROPERTY** is an enclosed rear Garden, predominantly laid to lawn with small patio seating area. A gate to the right provides front to rear access.

**VIEWING: By appointment through Dove Property**