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### **Auction Close, Ashbourne, Derbyshire DE6 1GQ**

£795 per calendar month      Unfurnished      Deposit £900

#### **GENERAL DESCRIPTION**

An executive three / four bedroomed, three storey end town house offering spacious accommodation, gardens to front and rear and far reaching views over Ashbourne and it's surrounding countryside. Situated in the much sought location within Ashbourne, this property comprises Entrance Hall, Downstairs Cloaks, Utility Room, Lounge / Diner, fully fitted Kitchen, two Double Bedrooms (one with Ensuite Shower Room), further Double Bedroom / Study on the Ground Floor, one Single Bedroom and well appointed Family Bathroom. With internal garage and off road parking for two vehicles.

Located just a short walk from the Town Centre, this executive home offers quick access to major road routes and local amenities.

Early viewing highly recommended.

## **ACCOMMODATION**

### **GROUND FLOOR:**

ENTRANCE through hardwood double glazed door into:

ENTRANCE HALL with double opaque glazed window to front aspect, double panelled central heating radiator, and stairs off to first floor. With ceramic tiled flooring, full length decorative mirror feature, with smoke alarm and speaker system to ceiling. Door concealing understairs cloaks / storage cupboard and further doors through to:

DOWNSTAIRS CLOAKROOM fitted with a white two-piece suite comprising low flush W.C. and corner vanity wash hand basin with tiled splash back. Single panelled central heating radiator and ceramic tiled floor continued from entrance hall.

UTILITY ROOM (8'2" max x 6'4" into cupboards) with double glazed door to rear garden, ceramic tiled floor continued from hall and single panelled central heating radiator. Room fitted with a range of cream base and eye level storage units with stainless steel sink and drainer inset into laminate work surface with mixer tap over. 'Aquarius' washing machine and space for tumble drier. 'Glow Worm' boiler to wall and extractor fan to ceiling. Further door providing access to:



STUDY / BEDROOM 4 (10'8" x 8'2") with beige carpet to floor, double glazed patio doors to rear garden, single panelled central heating radiator and full length wooden shelving and desk unit to wall.

### **FIRST FLOOR:**

LANDING at top of stairs with open balustrade, with double glazed window to side aspect, single panelled central heating radiator, stairs to second floor, door concealing storage cupboard / hot water tank and further door through to:

LOUNGE / DINER (24'7" x 10'2" max), main feature of the room being a stone fireplace with matching hearth and surround housing an electric burner effect fire. Laminate flooring throughout, with double glazed patio door to front aspect with 'juliette' balcony. Further double glazed patio doors to rear aspect providing fantastic views over Ashbourne and surrounding hills from full balcony and railing. Two double panelled central heating radiators, television and telephone points and access telephone point to wall. Door through to:



**KITCHEN** (10'7" x 7' 1" into cupboards) fitted with a range of cream base and eye level storage units with laminate work surface throughout. Integrated 'Neff' oven with 'Neff' 4-ring gas hob and matching extractor hood over. Inset stainless steel sink and drainer with mixer tap over and built-in 'Neff' fridge freezer under work surface. Room with tiled splash backs, laminate flooring and single panelled central heating radiator. Double glazed window to rear aspect.

## **SECOND FLOOR:**

**LANDING** at top of stairs with open balustrade, with double glazed windows to front and side aspects, smoke alarm and loft access hatch to ceiling and further access telephone to wall. Fully carpeted with doors through to:



**BEDROOM 1** (12' 5" x 10'8") with double glazed window to front aspect, single panelled central heating radiator, built-in maple effect double wardrobe with matching storage, drawer and bedside units, television and telephone points. Door through to:

**ENSUITE SHOWER ROOM** fitted with a white three-piece suite comprising pedestal wash hand basin, low flush W.C. and shower cubicle with double doors housing an 'Aqualisa' thermostatically controlled shower unit. Room half tiled with extractor fan to ceiling.

**BEDROOM 2** (10'3" x 9'8") with double glazed window to rear aspect and double glazed 'Velux' window, double panelled central heating radiator and carpet to floor.

**BEDROOM 3** (13' max x 7' max) with double glazed window to rear aspect and single panelled central heating radiator.



FAMILY BATHROOM appointed with a white three piece bathroom suite comprising bath with claw feet and 'telephone handle' mixer tap and shower attachment over, low flush W.C., and pedestal wash hand basin. Room half tiled with ceramic tiled floor, inset spotlights to ceiling, extractor fan and single panelled central heating radiator.

#### **OUTSIDE:**

TO THE FRONT is a block paved driveway with adjacent shrub filled border providing off-road parking for two vehicles. Internal single garage through up and over door, with light and utility meters within.

TO THE REAR is low maintenance split level garden, with well established shrub-filled borders over three levels. Steps to rear access gate and garden shed based on small patio area.



**VIEWING: By appointment through Dove Property**