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10 Alport Close, Hulland Ward, Ashbourne, Derbyshire DE6 3FR
£795 per calendar month Unfurnished Deposit £915

GENERAL DESCRIPTION

An extended, four bedroomed, detached family home in a popular village location just 5 miles from Ashbourne Town Centre. Briefly comprising Entrance Hall, attractive Lounge, newly refurbished Kitchen, Dining Room, four Bedrooms and Bathroom. With internal single Garage and private gardens to front and rear this property has double glazing throughout and newly fitted combination boiler to gas central heating.

Situated just off the A517 with good access to major trunk roads via Ashbourne and Belper this property falls within the QEGS school catchment area, ideal for a family or professional couple.

Viewing strictly via Dove Property.

Pets Considered.

Council Tax Band: D

EPC Band: C

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via UPVC double glazed door into:

ENTRANCE HALL being carpeted with single panelled central heating radiator, telephone point, pendant light fitting to ceiling and stairs off to first floor. Door off to:

LOUNGE (13'10" max x 13'7" max) with double glazed patio doors to front aspect, main feature of the room being a gas fire with polished limestone hearth and surround with light wood mantle. Carpet to floor with single panelled central heating radiator, television and Sky points. Coving and smoke detector to ceiling. Door through to:



KITCHEN (16'11" max x 8'3" into cupboards) undergoing a full refurbishment with a newly fitted range of white shaker style base and eye level storage units with granite effect laminate work surface over. New built-in 'Lamona' electric oven with matching inset four-ring electric hob and extractor hood above. Stainless steel sink with drainer and mixer tap over, space, power sockets and plumbing for washing machine, tumble drier and fridge freezer. Room having two double glazed windows to rear aspect, newly fitted cushioned flooring, single panelled radiator and tiled splash backs throughout. Door concealing understairs pantry, strip light, 3-point spotlight and smoke alarm to ceiling. Double glazed UPVC door to side of property providing access to garden and further internal door through to:



DINING ROOM (13'5" x 7'3") with carpet to floor, double glazed window to rear, single panelled central heating radiator with coving and pendant light fitting to ceiling.

FIRST FLOOR:

LANDING at top of carpeted stairs with double glazed opaque window to rear, single panelled central heating radiator, pendant light fitting and coving to ceiling. Doors off to:

BEDROOM 1 (12'8" x 10'6") carpeted with double glazed window to front aspect, pendant light fitting to ceiling, single panelled central heating radiator and television lead.



BEDROOM 4 (8' max x 6'2" max) carpeted with double glazed window to front, single panelled central heating radiator, telephone point and pendant light fitting to ceiling.

BEDROOM 2 (10'6" max x 9'3" max) carpeted with double glazed window to rear, single panelled central heating radiator, pendant light fitting to ceiling and door concealing airing cupboard housing a newly fitted 'Worcester' combi boiler. Further internal door through to:

BEDROOM 3 (13'5" x 7'4") carpeted with double glazed window to rear aspect, single panelled central heating radiator and pendant light fitting to ceiling.

BATHROOM being fully tiled with laminate floor appointed with a white three piece suite comprising low flush W.C., boxed pedestal wash hand basin and bath with 'Mira Jump' electric shower over. Heated towel rail and recessed spotlights to ceiling.

OUTSIDE:

TO THE FRONT OF THE PROPERTY is a two car drive leading to an internal single garage with up and over door, power and light. Adjacent to this is a private garden, predominantly laid to lawn with shrub filled borders. Foot path to the right of the property leading to rear garden.



TO THE REAR OF THE PROPERTY is an enclosed garden with raised patio seating area, good sized lawned area, raised flower beds and 7' x 5' (approx) wood shed.



VIEWING: Strictly by appointment through Dove Property