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**Ashes Avenue, Hulland Ward, Ashbourne, Derbyshire DE6 3FT**

£590 per calendar month

Unfurnished

Security Deposit - £725

### **GENERAL DESCRIPTION**

A delightful 3 bedroomed detached bungalow with views over surrounding countryside situated in a popular village location between Ashbourne and Belper, Derbyshire.

The property is well presented and briefly comprises large lounge, fitted kitchen (incl. oven, hob, washing machine, tumble drier & fridge freezer), 3 bedrooms and newly fitted family bathroom. Attractive gardens to front and rear with driveway providing off road parking and also access to detached single garage . The property is double glazed throughout with gas central heating.

The property is well sited for local amenities and easily accessible for commuting to major towns.

## ACCOMMODATION

**ENTRANCE** via single glazed opaque hardwood door, with adjacent opaque single glazed window to front aspect: Telephone point.

**ENTRANCE HALL** having laminate flooring, central heating radiator, loft access hatch and cloaks area, with spot lights fitted to ceiling and doors off to:

**KITCHEN** 15'5" x 7'3" (into units)

Fitted with a range of beige base and eye level storage units incorporating built in "AEG" double electric oven, and integral four ring AEG gas hob. Recessed ceramic sink with drainer and mixer tap over, and plumbed in "Hotpoint" washing machine, Hotpoint tumble dryer and full height "Hotpoint" fridge freezer. Room having double glazed windows to front and side aspects with double glazed UPVC door to side of property. Room being part tiled, with "Ideal classic" boiler fitted to wall, recessed within work surface and airing cupboard containing hot water tank & appropriate shelving.



**LOUNGE** 14'9" x 11'

With double glazed window to rear aspect, and double glazed UPVC patio door to rear garden. Room having a central heating radiator, two television points and gas fire place with tiled marble and stone hearth surround. Coving to ceiling with four wall mounted uplighters, controlled by central dimmer switch panel.

**BEDROOM ONE** 9'10" x 10'9"

With double glazed window to rear aspect, double central heating panel radiator with fitted wardrobe unit.



**BEDROOM TWO** 8'5" x 6'9"

With double glazed window to front aspect and central heating radiator. Fuse box fitted to wall.

**BEDROOM THREE** 9'10" (into recess) x 6'8" (max)

Having double glazed window to rear aspect and central heating radiator.

## **BATHROOM**

Recently refurbished to a high standard with white suite comprising bath with a 'Triton' electric power shower fitted over and fitted vanity unit with integral wash hand basin and low level w.c. Opaque double glazed window to front aspect and chrome heated towel rail.

## **OUTSIDE**

To the rear of the property is mature garden predominantly laid to lawn with shrub filled borders and hard standing patio area. Rear storage to be provided for lawn mower, garden tools etc. To the front of the property is a low maintenance garden, half laid to lawn with shrub filled borders and hard standing off road parking adjacent to single garage.



**VIEWING: By appointment through Dove Property Management**