



Ashbourne Business Centre, Dig Street, Ashbourne Derbyshire DE6 1GF
Tel/Fax 01335 342936
www.dovepropertymanagement.co.uk



30 Beech Drive, Ashbourne, Derbyshire, DE6 1HL
£845 per calendar month. Deposit £1000 Unfurnished

GENERAL DESCRIPTION

A modern, refurbished 5 bedroomed detached home located in a popular residential area close to Ashbourne town centre and local amenities. Briefly comprising entrance hall, kitchen with new appliances (incl Lofra range with double electric oven, fridge, freezer and dishwasher), utility room, dining room, large lounge, downstairs cloaks with shower, 5 good size bedrooms and family bathroom. The property has GCH and is double glazed throughout.

To the front and side of the house there is generous off road parking for several vehicles with driveway access to adjoining single garage.

To the rear is an enclosed garden, mainly laid to lawn with patio area and garden shed.

Located approximately 1 mile from the centre of Ashbourne the house has good access to the A52 Derby / Stoke, and A38 with the A515/A50 link roads all within a short distance.

Council Tax Band D

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL with Antico wood effect flooring, telephone point and doors off to:

DOWNSTAIRS CLOAKS fitted with a white two piece suite comprising low level w.c. and pedestal wash hand basin with tiled splashback. Shower cubicle with 'Gainsborough' electric shower.

LOUNGE (20'10" x 11'10") a large room with windows to the front aspect, Antico wood effect flooring, T.V. aerial point. Sky dish fitted.



KITCHEN (9'9" x 8'11") refitted to a high specification with attractive range of cream fronted eye and base level units with oak veneered worktops, stainless silver sink with drainer and chromed mixer tap over. Built in Lofra 5 ring range with double electric oven & stainless silver extraction canopy over, integral dishwasher fridge and freezer. Oak laminate flooring with window to side aspect and door leading to;

UTILITY ROOM (9'11" x 5'7") with flooring as kitchen, solid oak veneered work bench, plumbing for washing machine and window to rear. Doors off leading to driveway and garden.

DINING ROOM (11'4" x 9'10") with laminate flooring and patio doors leading to rear garden. T.V. aerial and telephone point

FIRST FLOOR

LANDING with doors off to:

BEDROOM 1 (11'5" x 9'6") with window to rear aspect, fitted carpet and T.V. aerial point.

BEDROOM 2 (10'1" x 9'4") with window to rear aspect, fitted carpet.

BEDROOM 3 (12'4" x 6'10") window to front aspect, fitted carpet and T.V. aerial point

BEDROOM 4 (12'3" x 6'10") having windows to front and side aspects. Fitted carpet and T.V. aerial point.

BEDROOM 5 (9'6" x 6'7") window to front aspect, fitted carpet.

FAMILY BATHROOM appointed with a white three piece suite comprising low level W.C., pedestal wash hand basin, and bath. The room being half tiled with chrome heated towel rail.

OUTSIDE

There is a block paved driveway and parking area to the front and side of the property with attached single garage. To the rear is an enclosed garden mainly laid to lawn with patio area and garden shed.



VIEWING: By appointment through Dove Property Management