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Brookside, Ashbourne, Derbyshire DE6 1FY
£595 per calendar month Unfurnished Deposit £695

GENERAL DESCRIPTION

A spacious, three-bedroom semi-detached home situated just five minutes from Ashbourne Town Centre. Briefly comprising Entrance Hall, good sized Lounge, spacious Kitchen Diner, Rear Hall, Downstairs Cloaks, Utility Cupboard, two Double and one Single Bedrooms, and large, luxury Family Bathroom.

Fully double glazed with combi boiler and new carpets to bedrooms. With attractive, low maintenance gardens to front, side and rear with off road parking for two vehicles.

Early viewing recommended.

EPC Band TBC

Council Tax Band B

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via double glazed UPVC entrance door via covered porch into:

ENTRANCE HALL with pendant light fitting and smoke alarm to ceiling, having laminate flooring and doors off to:

UNDERSTAIRS STORAGE CUPBOARD / UTILITY AREA with ceiling light fitment, single panelled central heating radiator and ample space for tumble drier. Room fitted with venting pipe.

DOWNSTAIRS CLOAKS fitted with a white mid flush W.C., room having ceiling light fitment, double glazed obscured window to porch and carpet to floor.

LOUNGE (19'11" x 10'1"), carpeted with two pendant light fittings to ceiling. Television, Sky leads and telephone points, room having two double glazed windows to front and rear aspects, and double panelled central heating radiator. Main feature of the room being a chrome gas fire with tiled hearth and surround with pine mantle. Further glazed internal door through to rear hall.



KITCHEN / DINER (20'1" into cupboards x 7'6" max) fitted with a range of cream base and eye level storage units with wood effect laminate work surface over. Space for free-standing oven and extractor hood fitted above (provision of new electric oven by agreement). Inset stainless steel sink with drainer and mixer tap over and tiled splash backs throughout. Room having two three-point spotlight fittings to ceiling, two single panelled central heating radiators, and two double glazed windows to front and rear aspects. Space and plumbing for fridge freezer and washing machine and well defined dining area. Room fitted with laminate flooring, door concealing deep storage / airing cupboard with further internal door through to:



REAR HALL having laminate floor continued with ceiling light fitting and smoke alarm to ceiling, door concealing further storage / cloaks cupboard, and stairs to First Floor. Single panelled central heating radiator and upvc double glazed door to rear garden.

FIRST FLOOR:

LANDING AREA at top of carpeted stairs with handrails, pendant light fitting, loft access hatch and smoke alarm to ceiling, carpet to floor and door concealing airing cupboard housing a 'Worcester' combination boiler. Further doors off to:

BEDROOM 1 (14'8" x 10'3" into wardrobes), newly carpeted with two pendant light fittings to ceiling, single panelled central heating radiator, double glazed window to rear aspect, television and telephone points. Room fitted with two cream, built-in double door wardrobes with matching drawer units, overhead cupboards and dressing table.



BEDROOM 2 (11'9" x 10'8") newly carpeted with pendant light fitting and coving to ceiling, single panelled central heating radiator and double glazed window to rear aspect. Door concealing recessed wardrobe with shelves and drawers.

BEDROOM 3 (8'7" x 7'4") newly carpeted with pendant light fitting, single panelled central heating radiator, double glazed window to front aspect and door concealing recessed storage cupboard.



LUXURY BATHROOM recently appointed with a white four-piece suite comprising low flush W.C., pedestal wash hand basin, 3/4 length bath with shower attachment and large shower cubicle housing a thermostatically controlled mains shower. With four-point spotlight rail and extractor fan to ceiling, room being part tiled with chrome, heated towel rail, and cushioned flooring. Two double glazed obscured windows to front aspect and medicine cabinet to wall.

OUTSIDE:

TO THE FRONT OF THE PROPERTY is an enclosed lawned garden with central footpath leading to the entrance porch. Footpath extends to the side of the property.

TO THE SIDE OF THE PROPERTY is a further lawned area leading to a gravelled side garden looking out to a private two vehicle off road parking area.



TO THE REAR OF THE PROPERTY is an attractive low maintenance garden with artificial lawn, raised borders and good sized patio seating area. A gate to the rear of the garden provides access to the parking area.



VIEWING: By appointment through Dove Property