



**Cloud View, Digmire Lane, Thorpe, Ashbourne, Derbyshire DE6 2AW**  
£625 per calendar month      Furnished or Unfurnished      Deposit £750

### **GENERAL DESCRIPTION**

A versatile semi detached property located in rural surroundings in the picturesque Derbyshire village of Thorpe. With open views to front and rear the property briefly comprises open plan kitchen, dining and utility rooms, conservatory, lounge & downstairs cloakroom, whilst to the first floor there are 2 double and 1 single bedrooms and family bathroom.

The property has oil fired central heating with allocated parking to the rear.

Located in a tranquil, countryside setting, being just 10 minutes from Ashbourne the property is within easy distance of major road routes and surrounding village schools.

## ACCOMMODATION

### **GROUND FLOOR:**

ENTRANCE through single glazed door into:

ENTRANCE HALL with ceramic tile flooring, stairs off to first floor and doors leading off to:

LOUNGE (14'5" into alcove x 11'02") having window to the front aspect, ceramic tile flooring and feature alcoves adjacent to chimney breast. Stone fire surround housing electric "coals effect" fire. Television aerial point with freeview access via satellite dish.



DINING AREA (11'3" x 8'8") with ceramic tile flooring as continued from hallway, this central room has direct access through to kitchen area and also sliding patio doors leading through to the conservatory.

KITCHEN (8'1" x 8'7") fitted with a range of pine base and eye level storage units with laminate work surface throughout including a breakfast bar with storage under adjacent to dining room. There is a double oven electric cooker with 4 ring hob and ceramic sink unit with gold mixer tap. Ceramic tile flooring. Archway through to;



UTILITY ROOM (9'2" x 7'10") most useful space with further pine base level units and laminate work surface also containing 'Hotpoint Aquarius' dishwasher, washing machine and tumble drier, There is also a freestanding fridge freezer and heated drying rail. Ceramic tile flooring. Window and door leading to conservatory.

CONSERVATORY (9'1" x 9'3") facing the rear and side aspects of the garden. Ceramic tile flooring.

DOWNSTAIRS CLOAKROOM with low level w.c., corner wash hand basin and heated towel rail.

**FIRST FLOOR:**

STAIRS from entrance hallway with fitted carpet leading to LANDING with 2 large and 1 small storage cupboards and further doors leading to;

BEDROOM 1 (11'11" x 9'1") with double glazed window to side aspect, built-in wardrobes and laminate flooring.



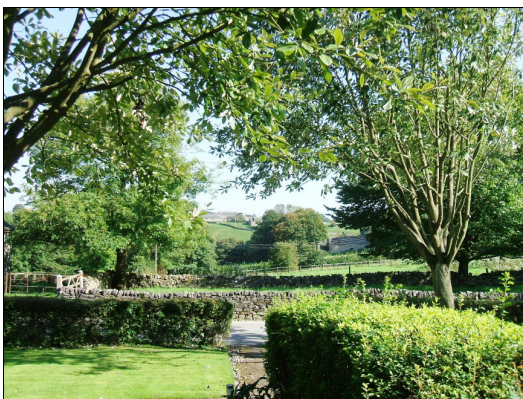
BEDROOM 2 (11'3" x 9'7") with double glazed window to rear aspect and laminate flooring.

BEDROOM 3 (8'4" x 8'10") with double glazed window to front aspect and laminate flooring.

FAMILY BATHROOM appointed with a white three piece bathroom suite comprising bath with mixer tap and electric shower over, W.C., and vanity wash hand basin. Window to rear aspect.

**OUTSIDE:**

To the front, rear and side are gardens predominantly laid to lawn, with planted borders and flower beds. The landlord to retain responsibility for hedge trimming and lawn mowing with tenants responsible for maintaining borders and planted areas.



**VIEWING: By appointment through Dove Property**