



Ashbourne Business Centre, Dig Street, Ashbourne,
Derbyshire DE6 1GF
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Grove Cottage, Mayfield Road, Ashbourne, Derbyshire, DE6 2BN
£875 per calendar month Unfurnished Deposit £1000

GENERAL DESCRIPTION

A deceptively spacious, 3 bedroom detached cottage, set in its own private grounds approximately 2 miles from the centre of Ashbourne.

This versatile accommodation briefly comprises, Entrance Hallway, Dining Kitchen, Utility Room, Lounge, Ground Floor Bathroom (with bath & separate shower unit), Bedroom 3/Dining Room. On the first floor there are 2 large Bedrooms and family Bathroom plus large landing suitable for study area. GCH.

The property is accessed by a long block paved driveway leading to a double detached garage and ample parking area. The property is surrounded by lawned areas interspersed with mature shrubs and trees. Open views to rear complete the delightful setting. Located off Mayfield Road the property is conveniently located for major roads and local amenities.

Council Tax Band: D

EPC Band:

ACCOMMODATION

ENTRANCE via canopied porch leading into;

ENTRANCE HALL with fitted carpet, telephone point and staircase to first floor. Doors off leading to;



DINING KITCHEN (14'3" x 10') with windows to rear and side aspects, fitted with a good range of wood effect fronted base and eye level units with laminate work surface incorporating space and fitting for gas cooker, fridge freezer and plumbing for dishwasher. Linoleum flooring, t.v. aerial point. Doors leading to:

UTILITY ROOM with window and door to rear, Linoleum flooring and plumbing for washing machine.



LOUNGE (16'08" x 12'5") with windows to front and side aspects with feature being a Quarry tile platform across the width of the room incorporating a brick fire surround housing a multi fuel burner with wooden mantel. T.v. aerial point and fitted carpet.

BEDROOM 3/DINING ROOM (11'01" x 12'05") having windows to side and rear aspects, fitted carpet and phone point.



GROUND FLOOR BATHROOM comprising ivory suite of corner bath, pedestal wash hand basin and w.c.. Separate shower cubicle with mains shower. Wood effect floor tiles and opaque window to front aspect.

FIRST FLOOR

Staircase leads to:

LANDING / DRESSING ROOM (10'01" x 14'10") suitable for study area, with fitted carpet and doors leading off to;



BEDROOM ONE (8'11" full room height width, 17'10" max x 12'11") having window to side aspect, t.v. point and fitted carpet.

BEDROOM TWO (8'11" full room height width, 17'10" max x 12'11") having window to side aspect, t.v. point and fitted carpet.



FAMILY BATHROOM with white suite comprising bath with shower over , pedestal wash hand basin and w.c..
Linoleum flooring.

OUTSIDE

The cottage is located in very pleasant surroundings with a long block paved driveway leading to ample parking area and detached double garage. Lawns and mature shrubs and trees surround the cottage with open views of the countryside to the rear.



VIEWING: By appointment through Dove Property