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Hambleton Close, Ashbourne, Derbyshire DE6 1NG

£1150 per calendar month

Unfurnished

Deposit £1300

GENERAL DESCRIPTION

A well presented five bedroomed, detached executive home located in a sought after cul de sac location just 5 minutes from Ashbourne Town Centre.

Briefly comprising Entrance Hall, spacious Lounge with bay window, Downstairs Cloaks, separate Dining Room, Conservatory, large recently refurbished Kitchen Diner with integrated appliances, Utility Room with washing machine and tumble drier, and integral Double Garage. Continuing to the first floor with 4 Double Bedrooms and one further Single Bedroom, Ensuite Shower Room to principal bedroom and Family Bathroom.

Offering spacious family accommodation, this property comes with lawned garden to the front, off road parking for two vehicles and good sized garden to rear with patio seating area, further lawned area and shrub filled borders.

Located approximately 1 mile from Ashbourne Town Centre the property has easy access to all major routes and local amenities including a good range of community schools including Queen Elizabeth's Grammar School.

Early viewing recommended.

ACCOMMODATION

GROUND FLOOR:

ENTRANCE under covered porch through double glazed UPVC door into:

ENTRANCE HALL with double glazed opaque window to front, being carpeted with single panelled central heating radiator, thermostat control and security alarm panel. Door concealing understairs storage cupboard with coving, light fitment and smoke alarm to ceiling. Stairs to first floor, telephone point, and doors off to:

LOUNGE (19'8" into bay x 11'10") being carpeted with double glazed bay window to front aspect. Main feature of the room being a gas fire with marble hearth and dark oak 'adam' style mantel and surround. Single panelled central heating radiator, television and Sky points, with coving and three point light fitment to ceiling. Double french doors connecting to Dining Room.



DINING ROOM (11'10" x 10'1") carpeted with single panelled central heating radiator, coving and three arm light fitment to ceiling and double glazed patio doors to:

CONSERVATORY (14'9" x 10'11") with double glazed windows and patio doors to rear garden, having ceramic tiled floor and light fitment / fan fitted to ceiling.

DOWNSTAIRS CLOAKS appointed with a white two-piece suite comprising low flush W.C. and vanity wash hand basin. Room having ceramic tiled flooring, double glazed opaque window to front, double panelled central heating radiator and light fitment to ceiling.



KITCHEN DINER (13'5" into cupboards x 10'2" into cupboards) having been newly refurbished, fitted with a range of light oak base and eye level storage units and laminate work surface over. Inset stainless steel sink with vegetable bowl, drainer and mixer tap over, newly fitted 'Neff' built-in double oven and separate inset four ring 'Neff' gas hob having extractor hood over. Built-in refrigerator and 'Hotpoint' dishwasher. Room having ceramic tiled floor, double glazed window to rear aspect, double

panelled central heating radiator, tiled splash backs and four point spotlight rail to ceiling. Door through to:

UTILITY ROOM (10'9" x 5'4" into cupboards) with ceramic tiled floor continued from kitchen, double glazed window to side and double glazed UPVC door to rear garden. Fitted with a range of light oak base level storage units with laminate work surface above and inset stainless steel sink with drainer, vegetable bowl and mixer tap over. 'Hotpoint' tumble dryer and 'Bosch' washing machine under work surface with tiled splash backs. Single panelled central heating radiator, 'Glow Worm Ultimate' gas boiler to wall and three point spotlight to ceiling. Further door off to integral Double Garage - see Outside for details.



FIRST FLOOR:

LANDING at top of carpeted stairs with open balustrade having recessed spotlights, smoke alarm and loft access hatch to ceiling. Door concealing hot water tank / airing cupboard and further doors leading to:

BEDROOM 1 (17'1" max x 11'5" max) with double glazed window to front aspect, single panelled central heating radiator, telephone and television points. Room being carpeted with two double door built-in wardrobes with overhead storage cupboards, built-in dressing table / drawer unit and three point light fitment to ceiling. Door off to:

ENSUITE SHOWER ROOM appointed with a white three piece suite comprising low flush W.C., pedestal wash hand basin and shower cubicle with sliding glass door housing an 'Aqualisa' thermostatically controlled shower. Room being half tiled with ceramic tiled floor, double glazed opaque window to front and heated towel rail, having recessed spots and extractor to ceiling.

BEDROOM 2 (11'5" x 10'9" max) with double glazed window to rear aspect, carpet to floor, television point, double panelled central heating radiator and built-in triple wardrobe with mirrored door.

BEDROOM 3 (19'11" max x 7'10" max) with double glazed window to front aspect, double panelled and single panelled central heating radiators. Having laminate floor, television point, built-in double wardrobe and dressing table / drawer unit. Door concealing under-eaves storage cupboard.

BEDROOM 4 (10'4" x 9'10" max) with double glazed window to front, single panelled central heating radiator, carpet to floor and ceiling light fitment.

BEDROOM 5 (8'6" x 7'1") with double glazed window to front, single panelled central heating radiator, carpet to floor and telephone point.

FAMILY BATHROOM appointed with a white three piece suite comprising low flush W.C., boxed wash hand basin with storage under, and bath with 'Aqualisa' thermostatically controlled shower over. Room being half tiled with ceramic tiled floor, double panelled central heating radiator and recessed spotlights and extractor to ceiling.



OUTSIDE:

TO THE FRONT OF THE PROPERTY is a garden predominantly laid to lawn with shrub filled borders and a driveway offering off road parking for two vehicles. Drive leading to an integral double garage (internal dimensions 17' x 16'7") having power and light, 'Fridgidaire' Freezer and Refrigerator units, with twin up and over doors. A footpath to the right side of the property leads to the rear garden.

TO THE REAR OF THE PROPERTY is a good sized, attractive garden, again predominantly laid to lawn with patio seating area, shrub filled borders and mature trees.



VIEWING: By appointment through Dove Property