



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



Harboro Close, Ashbourne, Derbyshire, DE6 1JX
£1300 per calendar month Deposit £1500 Unfurnished

GENERAL DESCRIPTION

An impressive, executive 5 bedroomed (2 en suite) detached home located in a much sought after residential development close to Ashbourne Town centre. Comprising attractive entrance hall with L shaped stairway, large Lounge, Dining room, Family Room, Study, Kitchen/Diner, Utility room, Conservatory, downstairs Cloaks, 5 bedrooms (2 en suite) and family bathroom. This property offers spacious, stylish accommodation with landscaped garden to the rear having large decked area and covered veranda/patio, from which to enjoy the views over rooftops of the Derbyshire hills beyond.

With driveway to front aspect affording off road parking for at least two vehicles, the property also has a detached double garage. 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 F EPC Band D

ACCOMMODATION

GROUND FLOOR

ENTRANCE through canopied porch into ENTRANCE HALL with L shaped staircase off to first floor and slate tile flooring. Doors off to:

CLOAKS/STORAGE CUPBOARD

KITCHEN/DINER 17'5" x 17'5 (into dining area) A spacious L shaped room with patio doors leading to rear veranda and ceramic tiled flooring. The kitchen area also has a window to rear aspect with pleasant outlook and comprises a good range of quality eye and base level units incorporating roll edge laminate work surface, stainless steel sink unit, integral double electric convection oven, 4 ring gas hob and extraction hood above, fridge, freezer and dishwasher. Door leading to:



UTILITY ROOM 5'4" x 6'4" with ceramic tiled floor continued from kitchen, storage cupboards with laminate work surface incorporating sunken stainless steel sink. Space & plumbing for washing machine and tumble drier. Double glazed door to side aspect.

FAMILY ROOM 11'7" x 9'11" accessed via double doors from kitchen with laminate flooring and window to front aspect. T.V. point



STUDY 8'10" x 11'8" having fitted corner desk unit and window to rear aspect. Telephone point with Broadband option.

DOWNSTAIRS CLOAKS/WC with slate tile flooring continued from hallway, white low level W.C. and vanity wash hand basin.

DINING ROOM 12'2" x 10'4" (plus bay) with fitted carpet and window to front aspect.

LOUNGE 17'6" x 12'3" having luxurious fitted carpet with the main feature of room being 'Living flame' effect gas fire with marble hearth and light oak Adam surround. With corniced ceiling and television point. Sliding patio doors leading to:



GARDEN ROOM 13'5" x 10'3" with under heated tiled flooring and full height double glazed windows with doors to rear and side aspects.

FIRST FLOOR

LANDING with smoke alarm fitted to ceiling and door to airing cupboard concealing hot water tank. Doors off to:

MASTER BEDROOM 15'7" x 11'11" with window to rear aspect having views of hills beyond. Three built-in wardrobes, television and telephone points. Doors off to WALK IN WARDROBE and :

EN SUITE SHOWER ROOM with obscured window to rear aspect, fitted with a white suite comprising low level W.C., pedestal wash hand basin and shower cubicle.



BEDROOM TWO 12'2" x 11' with window to rear aspect, fitted wardrobes and door leading to:

EN SUITE SHOWER ROOM with obscured window to side aspect, fitted with a white suite comprising low level W.C., pedestal wash hand basin and shower cubicle.

BEDROOM THREE 10'4" x 10'1" with window to front aspect and fitted wardrobe.

BEDROOM FOUR 11'11" x 8'7" with window to front aspect.

BEDROOM FIVE 12'2" (max) x 8'2" with window to rear aspect, and built in wardrobe housing integral vacuum system.

LUXURY FAMILY BATHROOM appointed with a white four piece suite comprising low level W.C., pedestal wash hand basin, bath and shower cubicle with thermostatically controlled 'Aqualisa' shower. Room having obscured window to front, and shavers point.

OUTSIDE

To the front of the property is an attractive garden comprising surrounded by shrub filled borders. Driveway provides off road parking for at least two vehicles, leading to a detached double garage with hipped roof having an up and over double door. A pathway continues to the right of the property giving side access to paved area and rear garden.



To the rear of the house is an attractive, low maintenance, split level garden with lawn and well stocked shrub borders. Also a covered veranda and large decked seating area to enjoy the views of Derbyshire hills over rooftops.

VIEWING: By appointment through Dove Property