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Old Derby Road, Ashbourne, Derbyshire DE6 1BN
£575 per calendar month Unfurnished Deposit £675

GENERAL DESCRIPTION

Located in a popular residential area just a five minute walk from Ashbourne Town Centre, Old Derby Road is a new to market rental property. This comfortable semi-detached home briefly comprises Entrance Porch, Entrance Hall, attractive Lounge, spacious Kitchen / Diner, large Utility Room (converted from Garage), Conservatory, two Double Bedrooms and refitted Shower Room.

With majority double glazing, Gas Central Heating via recently fitted combination boiler, good sized garden to front and rear and private driveway for two to three vehicles.

Early viewing recommended.

EPC Band TBC

Council Tax Band C

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via double glazed hardwood door into:

ENTRANCE PORCH (5'4" x 2'9") with single glazed windows to front and side, carpet to floor and single glazed hardwood door into:

ENTRANCE HALL with pendant light fitting and two smoke alarms to ceiling, carpeted having double panelled central heating radiator and stairs to First Floor. Internal glazed door through to:

LOUNGE (12'2" into bay x 12'2"), carpeted with pendant light fitting and coving to ceiling. Television and telephone points, room having double glazed bay window to front aspect, double panelled central heating radiator, wall-mounted 'living flame' effect electric fire and open archway through to:



KITCHEN / DINER (15'4" into cupboards x 9'4" max) fitted with a range of oak effect base and eye level storage units with laminate work surface over. Integrated 'Neff' electric double oven with inset 'Neff' halogen four ring hob over and extractor hood above. Inset stainless steel sink with drainer and mixer tap over and tiled splash backs throughout. Television point and 'Honeywell' thermostat control panel to wall. Room having two pendant light fittings and smoke alarm to ceiling, double panelled central heating radiator, double glazed window to rear aspect and further single glazed window to rear. Glazed door through to:



UTILITY ROOM (23'1" x 10'10" max) having been converted from an attached single garage, with bare bricks to wall and concrete flooring. Room having two strip lights to ceiling, secondary entrance door to front, two double glazed windows to front aspect and further two double glazed windows to rear. Free-standing 'Bosch' washing machine and 'Whirlpool' fridge freezer. Single glazed internal window and glazed door through to:

CONSERVATORY (8'9" x 8'1") with single glazing to rear and side aspects, double glazed French doors providing access to rear garden and wall mounted 'DeLonghi' electric heater.



FIRST FLOOR:

LANDING AREA at top of carpeted stairs with handrail pendant light fitting and smoke alarm to ceiling, carpet to floor and doors off to:

BEDROOM 1 (12'2" x 11'6" max), carpeted with coving and pendant light fitting to ceiling, double panelled central heating radiator, double glazed window to front aspect and open doorway through to carpeted, recessed closet with shelf and hanging rail.

BEDROOM 2 (9'3" max x 9') carpeted with pendant light fitting, coving and loft access hatch to ceiling, double panelled central heating radiator and double glazed window to rear aspect. Built-in cupboard concealing recently fitted 'Ideal Vogue' combination boiler and two shelves.



SHOWER ROOM appointed with a white three-piece suite comprising low flush W.C., boxed wash hand basin with cupboard under and large corner shower cubicle housing a thermostatically controlled mains shower. With recessed spotlights and extractor fan to ceiling, room being fully tiled with chrome, heated towel rail, and carpet to floor.

OUTSIDE:

TO THE FRONT OF THE PROPERTY is a large block paved driveway offering parking for two to three vehicles. Adjacent to this is a lawn and shrub filled borders. Block paving extends to immediate front of the property to Entrance Porch.



TO REAR OF THE PROPERTY is a private garden, predominantly laid to lawn with patio seating area and further paved area to the rear. Trees and shrubs to border area.

VIEWING: By appointment through Dove Property