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### **Payne Gardens, Ashbourne, Derbyshire, DE6 1SF**

£1095 per calendar month

Unfurnished

Deposit £1200

### **GENERAL DESCRIPTION**

An impressive 5 bedroomed detached home located in a much sought after residential development close to Ashbourne Town centre. Briefly comprising attractive entrance hall with central L-shaped stairway, lounge with bay window, dining room with bay window, large breakfast dining/kitchen with integral appliances and patio doors to garden. Utility room with plumbing for washing machine & space for tumble drier. 5 bedrooms (2 en suite) 3 having built-in wardrobes and family bathroom. GCH, double glazed throughout and fitted with burglar alarm.

This property offers spacious, stylish accommodation with low maintenance gardens front and rear. The driveway to the front affording off road parking for at least two vehicles with access to the integral 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.

## ACCOMMODATION

### **GROUND FLOOR**

**ENTRANCE** via canopy porchway through hardwood double glazed door with decorative double glazed opaque leaded windows into:

**ENTRANCE HALL** with L shape staircase to galleried first floor landing, double panelled central heating radiator, British Gas alarm system, and smoke alarm fitted to ceiling. Hall having hardwood floor and doors off to:

**DOWNSTAIRS CLOAKS** fitted with a white two piece suite comprising low level w.c. and vanity pedestal wash hand basin with tiled splashback. Double panelled central heating radiator and hardwood flooring continued through from hall.

**LOUNGE** 17'6" x 11'9" with double glazed bay window to front aspect, main feature of the room being an attractive chromed gas fire place with full marble hearth and surround. Room having coved ceiling and hardwood flooring and two double panelled central heating radiators. Television and telephone points. Double French doors providing entrance through to:

**DINING ROOM** 11'11" x 13'2" with coved double glazed bay window to rear garden. Room having coved ceiling and double panelled central heating radiator with hardwood flooring continued. Door through to:

**BREAKFAST DINING/KITCHEN** 21' 5" x 9'8" combined dining area having double panelled central heating radiator and ceramic tiled flooring throughout. Sliding double glazed patio doors to rear garden. Kitchen area being fitted with a range of maple base and eye level units incorporating roll edge white work surface, stainless silver sink with drainer and chromed mixer tap over. Built in Neff double electric oven with additional inset Neff microwave oven, Neff dishwasher, fridge and freezer. Recessed Neff gas hob with aluminium splashback and extractor hood above. Further double glazed window to rear aspect, double panelled central heating radiator and room having recessed spotlights and tiled splashbacks. Further door through to:



**UTILITY ROOM** 7'1" x 6'1".with ceramic tiled floor continued from breakfast kitchen. Double panelled central heating radiator and matching maple base and eye level storage units incorporating stainless steel sink with mixer tap over. Plumbing for washing machine, space for tumble drier and cupboard concealing Glow Worm combi boiler. Double glazed opaque hardwood door to side of property with a further door through to garage.

## **FIRST FLOOR**

LANDING at head of central staircase with u-shaped galleried landing having smoke alarm and loft hatch fitted to ceiling with doors off to:

MASTER BEDROOM 16' x 14'8" having two double glazed windows to front aspect, two double panelled central heating radiators and three double built in wardrobes. Telephone and television points. Door through to:

ENSUITE SHOWER ROOM fitted with a white three piece suite comprising low level w.c., pedestal wash hand basin and corner shower unit having thermostatically controlled electric shower. Room being half tiled with double panelled central heating radiator and double glazed opaque window to front aspect.

BEDROOM TWO 10' x 14'5" having double glazed window to rear aspect. Double panelled central heating radiator and three door built-in wardrobes. Separate doorway through to:

ENSUITE SHOWER ROOM: having a white three piece suite comprising low level w.c., pedestal wash hand basin and shower unit housing thermostatically controlled electric shower. Room being part tiled, having double glazed opaque window to side aspect.

BEDROOM THREE 11'6" x 9'10" with double glazed window to front aspect, double panelled central heating radiator.

BEDROOM FOUR 11'6" x 8'3" with double glazed window to rear aspect, double panelled central heating radiator and two double fitted wardrobes.

LUXURY FAMILY BATHROOM appointed with a white three piece suite comprising low level W.C., pedestal wash hand basin, and bath with chrome mixer tap. Room having double panelled central heating radiator and double glazed opaque window to side aspect, being half tiled with shavers point to wall and extractor fan in ceiling.

BEDROOM FIVE/STUDY 11'5" x 9'10" with double glazed window to rear aspect, double panelled central heating radiator and telephone point.

## **OUTSIDE**

Low maintenance front and rear gardens, mainly laid to lawn. The driveway to the front affording off road parking for at least two vehicles with access to the integral double garage having an up and over double door.

**VIEWING: By appointment through Dove Property Management**