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[www.doveproperty.co.uk](http://www.doveproperty.co.uk)



**South Cottage, Park Lane, Shirley, Ashbourne, Derbyshire DE6 3DY**  
£780 per calendar month      Unfurnished Deposit £900

### **GENERAL DESCRIPTION**

An immaculate and spacious semi-detached cottage located in an attractive rural setting with excellent access to local amenities and major routes. Briefly comprising Entrance Hall, , attractive Lounge, fully fitted Kitchen Diner, Utility Room, two Double Bedrooms and Bathroom.

With attractive Gardens to three sides, South Cottage enjoys an enclosed, gravelled Parking area and large Vegetable Allotment, with storage shed and summer house.

With character features this well presented property offers views over farmland and open countryside in a small, peaceful community.

Early viewing recommended.

EPC Band TBC

Council Tax Band C

# ACCOMMODATION

## **GROUND FLOOR:**

ENTRANCE through oak entrance door with glazed, leaded panel into:

ENTRANCE HALL, having solid oak flooring with light fitting and smoke alarm to ceiling, single panelled central heating radiator, central heating control panel, and double glazed leaded window to side aspect. Door concealing understairs storage cupboard with shelves and further double glazed window, stairs to first floor and doors off to:

LOUNGE (13'11" into bay x 12' max), carpeted with 5-point light fitment and coving to ceiling, having double glazed, leaded bay window to front aspect and further double glazed window to side. Gas fireplace with polished limestone hearth, surround and mantle. Single panelled central heating radiator, two television and telephone points.



KITCHEN DINER (19'18" into cupboards x 9'4" max) with ceramic tiled flooring, with two double glazed, leaded windows to side and double glazed window to rear aspect offering views over local countryside. Two spotlight rails and heat alarm to ceiling, double panelled central heating radiator, television and telephone points. Room fitted with a range of light wood / cream shaker style base and eye level storage units with light wood effect laminate work surface over. Inset stainless steel sink with drainer, and vegetable bowl with mixer tap above. With ceramic tiled splash backs throughout, built-in stainless steel 'Diplomat electric oven, matching inset 4-ring electric hob and stainless steel chimney extractor hood above. Door into:



UTILITY ROOM (10'9" x 4' max), having ceramic tiled flooring with light fitment to ceiling, double glazed window to rear aspect and wall mounted 'Worcester' LPG fired boiler. Space, power and plumbing for washing machine and tumble drier. Wood cupboard concealing electrics, and UPVC double glazed entrance door to rear garden.





## FIRST FLOOR:

LANDING at top of carpeted stairs with open balustrade, with pendant light fitting, loft access hatch and smoke alarm to ceiling, door concealing storage cupboard, double glazed window to side aspect and doors off to:

BEDROOM 1 (12'3" x 12'3" max), carpeted with pendant light fitting to ceiling, single panelled central heating radiator, television and telephone points. Double glazed window to front aspects with views over open countryside.



BEDROOM 2 (10'11" x 10'2") carpeted with pendant light fitting to ceiling, double glazed window to rear aspect with views over countryside, single panelled central heating radiator and telephone point.



BATHROOM (8'10" x 8'8") with cushioned flooring, appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and bath with mixer tap and shower attachment to pole. Light fitment and extractor fan to ceiling, shavers light, single panelled central heating radiator, heated towel rail and medicine cabinet, walls being part tiled.

## **OUTSIDE:**

TO THE FRONT OF THE PROPERTY is an enclosed, fences front garden, predominantly laid to lawn with shrub filled borders. A footpath provides access to the main entrance door which then extends to the left of the property

TO THE LEFT OF THE PROPERTY is a further lawned area, bordered by hedges with a footpath to the property's parking area. The gravelled Parking Area can be accessed from the road by way of 5-bar gate offering off road parking for up to 4 vehicles and storage shed. Further to the left is a large I-Shaped Allotment (approx. 50' max x 40' max) with planting borders and wood summer house.



TO THE REAR OF THE PROPERTY is a private garden, laid to lawn with patio seating area, shrub filled borders and views over fields to the rear of the property.



Garden Maintenance is available by separate negotiation.

Strictly No Pets, DSS applicants or Smokers please.

**VIEWING: By appointment through Dove Property**