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Hollin Bank, Cokayne Avenue, Ashbourne, Derbyshire DE6 1EJ

£815 per calendar month

Unfurnished

Deposit £940

GENERAL DESCRIPTION

A good sized three bedroom, detached home located close to Ashbourne's town centre, ideally suited for local schools and amenities.

This well presented property briefly comprises; Entrance Hall, Fitted Kitchen Diner, Pantry, external Utility Room, good sized Lounge, Downstairs Cloaks, three Bedrooms (2 Double, 1 Single), and Jack & Jill Ensuite Shower Room.

With off road Parking for up to three vehicles, bordered by a hedge, and Rear Garden with lawn.

Council Tax Band D

EPC Band D

ACCOMMODATION

GROUND FLOOR

ENTRANCE via wood effect UPVC entrance door into:

ENTRANCE HALL, with original solid oak parquet flooring, pendant light fitting and smoke alarm to ceiling, single panelled central heating radiator and two double glazed picture windows to front aspect. Understairs storage alcove, stairs to First Floor and doors off to:

DOWNSTAIRS CLOAKS with cushioned flooring, ceiling light fitment, double glazed, obscured window to rear, white low flush W.C and white boxed vanity wash hand basin.

LOUNGE (17' x 11'5") having solid oak parquet flooring, with two pendant light fitments and coving to ceiling. Two single panelled central heating radiators, double glazed window to front aspect and UPVC double glazed french doors to rear garden.



KITCHEN DINER (17' max x 12'1" max) with well defined Dining and Kitchen areas. Dining area with solid oak parquet flooring, having pendant light fitment and coving to ceiling, double glazed window to front aspect and single panelled central heating radiator. Kitchen area with wood effect laminate flooring, having further pendant light fitment and coving to ceiling, single panelled central heating radiator and door concealing walk in larder. Recently fitted with a range of grey farmhouse style base and eye level storage units with light wood effect laminate work surface, ceramic tiled splash back and inset stainless steel sink with drainer and mixer tap over. Space and power for cooker with overhead extractor fan fitted. Wood effect UPVC entrance door to rear.



FIRST FLOOR

LANDING at top of carpeted stairs with handrail, pendant light fitting and smoke alarm to ceiling, double glazed window to rear aspect and doors off to:

BEDROOM ONE (18'5" into wardrobes x 10'2" max), carpeted with two double glazed window to front aspect providing views over parkland, pendant light fitting and smoke alarm to ceiling and single panelled central heating radiator. White built-in 7-door wardrobe with overhead storage cupboards.



BEDROOM TWO (11'6" x 10'2"), carpeted with double glazed window to front aspect providing views over parkland, single panelled central heating radiator and pendant light fitting to ceiling.



BEDROOM THREE (8'4" x 6'6" plus alcove), carpeted with double glazed window to rear aspect, pendant light fitting and loft access hatch to ceiling, and single panelled central heating radiator.

BATHROOM (12'1" max x 6'6" max) with cream laminate tiled flooring, pendant light fitting to ceiling and double glazed, obscured window to side. Appointed with a cream suite comprising low flush W.C., pedestal wash hand basin and bath. Quadrant shower cubicle housing a chrome multi-jet, thermostatically controlled mains shower. Double door built-in boiler cupboard housing a 'Vaillant' combi boiler, and single panelled central heating radiator.



OUTSIDE

TO THE FRONT OF THE PROPERTY is private driveway and parking area offering off road parking for up to seven vehicles with footpath over raised, paved planting area to front entrance door.

TO THE REAR OF THE PROPERTY is an enclosed garden, predominantly laid to lawn with tarmac seating area immediately to the rear of the property. An external door to the rear of the property gives access to:



UTILITY CUPBOARD with ceiling light fitment, consumer unit and space / power / plumbing for washing machine and tumble drier

A single Garage is available by separate negotiation.

VIEWING: By appointment through Dove Property