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Margery Close, Ashbourne, Derbyshire DE6 1GZ
£1,300 per calendar month Unfurnished Deposit £1,500

GENERAL DESCRIPTION

A well presented executive detached home within easy walking distance of Ashbourne Town Centre, briefly comprising Entrance Hall, Lounge, fitted Kitchen Diner with appliances, Utility Room, Downstairs Cloaks, Study, four Bedrooms, Family Bathroom & Ensuite to Master Bedroom.

With steps up to the property and veranda to the front, adjacent to private drive for two vehicles, the house also benefits from a Detached Double Garage and attractive split-level Garden to the rear with patio seating areas.

Early viewing recommended.

Council Tax Band E

EPC Band D

ACCOMMODATION

GROUND FLOOR:

ENTRANCE under covered portico through composite double glazed entrance door with adjacent double glazed, obscured window into:

ENTRANCE HALL, having grey stone effect ceramic tiled flooring, with pendant light fitting, smoke alarm and coving to ceiling. Single panelled central heating radiator and 'Honeywell' thermostat control panel. Stairs to first floor, half-height wood door concealing understairs storage cupboard and doors off to:

LOUNGE (15'2" x 11' max) with wood effect ceramic tiled flooring, ceiling light fitting and two wall light fittings. Double panelled central heating radiator, main feature of the room being a fireplace with polished limestone hearth and back plate with black wood surround and mantle. Television and multimedia points and open archway into:



KITCHEN DINER (25'4" into cupboards x 8'10" max), with wood effect ceramic tiled flooring continued, with well defined dining and kitchen areas. Two ceiling and two pendant light fittings, and coving to ceiling and double glazed to rear aspect. Kitchen area fitted with a range of blue base and eye level storage units with white granite work surface and breakfast bar over. Inset butler-style sink with mixer tap over with granite and ceramic tiled splash backs. Built-in double 'Bosch' electric fan oven, inset 'Bosch' 4-ring ceramic hob with overhead extractor hood and tall built-in 'Zanussi' fridge freezer. Built-in 'Bosch' dishwasher, pull out recycling bin, tall black central heating radiator and door into:





UTILITY ROOM (7'5" x 5' into cupboards) having wood effect ceramic tiled flooring continued, with light fitting and extractor fan to ceiling, single panelled central heating radiator and hard wood double glazed, obscured entrance door to side footpath. Fitted with a range of blue base and eye level storage units with marble effect laminate work surface over, inset stainless steel sink with mixer tap above concealed 'Baxi Solo' gas boiler and space, power and plumbing for washer drier.

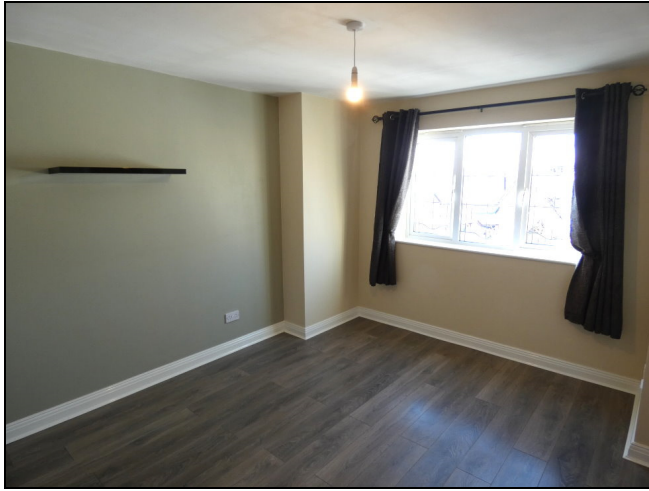
DOWNSTAIRS BATHROOM, having wood effect ceramic tiled flooring continued, light fitting to ceiling, double glazed, obscured window to side, single panelled central heating radiator, appointed with a white low flush W.C., and boxed vanity wash hand basin with mixer tap over and single door cupboard under.

STUDY (7'5" x 6'5"), carpeted with pendant light fitting and coving to ceiling, electrics consumer unit and single panelled central heating radiator. Double glazed window to front aspect and fitted with a built-in maple effect desk with shelving and drawer units.

FIRST FLOOR:

LANDING at top of carpeted stairs with wood balustrade, pendant light fitting and smoke alarm to ceiling, thermostat control panel and single panelled central heating radiator. Internal door concealing airing cupboard with hot water tank and immersion switch, and doors off to:

MASTER BEDROOM (12'9" x 11' max) having grey wood effect laminate flooring, with pendant light fitting to ceiling, double glazed window to front aspect, single panelled central heating radiator and television point. Built-in white wood 4-door wardrobe with adjacent shelves and drawers and door into:



ENSUITE SHOWER ROOM, appointed with a white three-piece suite comprising low flush W.C., boxed wash hand basin with mixer tap over cupboard and shower enclosure with glass concertina doors housing a chrome thermostatically controlled mains shower with hand attachment and monsoon head. Recessed spotlights and extractor fan to ceiling, double glazed, obscured window, chrome heated towel rail, with backlit mirror and grey ceramic tiled flooring, shower walls and splash back.



BEDROOM 3 (9'8" x 7'10"), carpeted with pendant light fitting to ceiling, double glazed window to rear aspect, and single panelled central heating radiator.

BEDROOM 2 (11'6" max x 9'10" max) carpeted with light fitting to ceiling, double glazed window to rear aspect, and single panelled central heating radiator.



BEDROOM 4 (9' 11" x 7' 8") carpeted with light fitting to ceiling, double glazed window to front aspect, and single panelled central heating radiator.

OUTSIDE:

TO THE FRONT OF THE PROPERTY is a two-vehicle private drive with additional adjacent area for a third vehicle, leading to a detached Double Garage (Int. Dims. 17'6" x 17'2") with up and over door, power and light. Steps lead off the drive up to a paved veranda with iron railings.

TO THE LEFT OF THE PROPERTY is a footpath that leads...

TO THE REAR OF THE PROPERTY, is a good sized, attractive split-level Garden with two patio seating areas, lawn, mature tree, centre steps, security light, power and external tap.

