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



**The Green Road Ashbourne, Derbyshire DE6 1EE**  
£1,200 per calendar month Unfurnished Deposit £1,380

### **GENERAL DESCRIPTION**

An immaculate, fully refurbished Detached residence just 5 minutes walk from Ashbourne Town Centre and well located for local amenities and schools. Briefly comprising Entrance Hall, spacious Lounge, Conservatory, fitted Kitchen, Dining Room, Rear Lobby, Downstairs Cloaks, three Double Bedrooms and newly appointed, luxury Family Bathroom.

The property comes with new central heating system, upgraded electrics, new entrance doors, new Bathroom, new flooring, with double glazing throughout.

With an extensive private driveway to the front offering off road Parking for up to 4 vehicles and integral single Garage, the property enjoys an attractive, large Rear Garden with seating area, storage Shed, and views across Ashbourne and the surrounding countryside.

Early viewing recommended.

EPC Band D

Council Tax Band E

## ACCOMMODATION

### **GROUND FLOOR:**

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

ENTRANCE HALL, having oak effect laminate flooring with pendant light fitting and PIR sensor to ceiling and double panelled central heating radiator. Newly fitted 'Visonic' security alarm system panel, central heating control panel and stairs to First Floor. Understairs storage cupboard with double glazed, obscured window to front, main system alarm box and new consumer unit. Doors off to:

LOUNGE (19'2" x 12'3" max), carpeted with coving, CO detector, central rose and 5-point brass effect light fitment to ceiling, and two double panelled central heating radiators. Double glazed window to front aspect, main feature of the room being a brick-built fireplace with oak mantle and polished limestone hearth housing a gas fire. Two telephone points, Television and Sky points. UPVc double glazed french doors into:



CONSERVATORY (12'4" x 8'9"), with ceramic tiled flooring, constructed with single glazed windows to rear and side aspects and single glazed, hard wood entrance door to rear.



KITCHEN (18'8" into cupboards x 8'11" max), with ceramic tiled flooring and underfloor heating, room having a fitted range of cream, shaker style base and eye level storage units with granite effect laminate work surface over. Inset stainless steel sink with drainer and mixer tap over, built-in 'Lamona' single electric fan oven, inset matching 4-ring gas hob over and stainless steel chimney extractor hood above. Space, power and plumbing for tall fridge freezer, washer drier and dishwasher. Beige ceramic tiled splash backs, double glazed window to front aspect, with smoke alarm, CO detector, PIR sensor and two 3-point ceiling spotlight fittings to ceiling. Glazed internal door to Rear Lobby and open archway into:





DINING ROOM (12'1" max into bay x 11'10"), with ceramic tiled flooring and underfloor heating continued from the Kitchen, room benefitting from a double glazed bay window to rear aspect with views over Ashbourne and the local countryside. Recessed spotlights and smoke alarm to ceiling, underfloor heating control panel, television and Sky point.

REAR LOBBY, with ceramic tiled flooring, UPVC oak effect, double glazed, obscured entrance door to rear and internal door into:

DOWNSTAIRS CLOAKS, with ceramic tiled flooring continued, light fitment to ceiling, double glazed, obscured window to rear, room appointed with a white low flush W.C. and corner vanity wash hand basin with ceramic tiled splash back above.

#### **FIRST FLOOR:**

LANDING at top of newly carpeted stairs and balustrade, with pendant light fitting, smoke alarm and loft access hatch to ceiling, and double glazed bay window to front aspect. Far end of landing offering a potential Study Area with double glazed windows to front and side aspects, double panelled central heating radiator and double door cupboard concealing a newly fitted 'Worcester' combi boiler



BEDROOM 1 (12'4" x 9'8"), carpeted with pendant light fitting to ceiling, double panelled central heating radiator and double glazed window to rear aspect with fantastic views over the local countryside. Television / Sky point.



**BEDROOM 2** (12' x 9'8"), carpeted with double glazed window to rear aspect, again with views, double panelled central heating radiator, telephone point and pendant light fitting to ceiling.

**BEDROOM 3** (10'9" max x 9'1"), carpeted with double glazed window to front aspect, double panelled central heating radiator, and pendant light fitting to ceiling.

**LUXURY FAMILY BATHROOM**, with grey tile effect cushioned flooring, newly appointed with a white 3 piece suite comprising boxed low flush W.C., Boxed wash hand basin with chrome mixer tap and double door cupboard under, bath with chrome mixer tap, and large quadrant shower cubicle with glass sliding doors housing a chrome thermostatically controlled mains shower with hand attachment and monsoon head. Room having recessed spotlights and extractor fan to ceiling, double glazed, obscured window to front and tall grey heated towel rail. Black marble effect splash backs and shower walls.



## **OUTSIDE:**

**TO THE FRONT OF THE PROPERTY** is a large private drive offering off road parking for up to four vehicles, leading to an integral single Garage (int.dims. 16'1" x 9'2") having power, light, oak effect roll up door and double glazed window to rear. The drive itself is bounded by fencing, high hedges and wall with slated borders. A wrought iron gate provides access via footpath:

**TO THE LEFT OF THE PROPERTY** which continues on over a patio seating area and further:





TO THE REAR OF THE PROPERTY which has a large Garden, predominantly laid to lawn with planting area / vegetable patch, slated, raised borders with mature trees, high hedging to three sides and views over the surrounding countryside. A wood 8' x 8' storage shed is provided with the property.



**VIEWING: By appointment through Dove Property**