



Ashbourne Business Centre, Dig Street, Ashbourne,
Derbyshire DE6 1GF Tel/Fax 01335 342936
www.doveproperty.co.uk



North Leys, Ashbourne, Derbyshire DE6 1DQ
£535 per calendar month Unfurnished Deposit £615

GENERAL DESCRIPTION

A fully refurbished, end terraced cottage set in an elevated position overlooking Ashbourne. Redecorated throughout, this comfortable home briefly comprises good sized Lounge, newly fitted Kitchen Diner, Rear Porch, two Bedrooms (one Single, one Double), and newly appointed Bathroom.

Immaculate throughout, the property comes with a two vehicle driveway to the side, leading to a lawned rear garden

Double Glazed throughout with newly fitted, energy efficient 'Ronte' electric heaters.

Early viewing recommended.

EPC Band TBC

Council Tax Band B

ACCOMMODATION

GROUND FLOOR:

ENTRANCE through UPVC, double glazed, obscured entrance door into:

LOUNGE (12'1" x 11'11" max plus stairs recess), newly carpeted with pendant light fitting and smoke alarm to ceiling, double glazed window to front aspect and newly fitted 'Ronte' electric heater. Telephone point and television lead, main feature of the room being a brick built fireplace with ceramic tiled hearth and mantel, ready for electric fire. Recessed shelving unit with ceramic tiled floor, and glazed internal door into:



KITCHEN / DINER (14'6" into cupboards x 17') having two well defined areas both with beige ceramic tiled flooring, two pendant light fittings and two double glazed windows to rear aspect. Dining area with newly fitted 'Ronte' electric heater, wall mounted consumer unit, door concealing understairs storage cupboard with ceiling light fitting and UPVC double glazed entrance door to rear Porch. Kitchen area newly fitted with a range of light grey, shaker style base and eye level storage units with black granite effect laminate work surface over. Inset stainless steel sink with drainer and mixer tap, new built-in 'Iberna' single electric fan oven with matching black glass inset 4-ring ceramic hob over, and stainless steel chimney extractor hood above. Ceramic tiled splash backs, and space, power and plumbing for washer drier.



REAR PORCH with ceramic tiled flooring, having wall light fitting, double glazed windows to sides and further UPVC double glazed entrance door to rear garden.



FIRST FLOOR:

LANDING at top of newly carpeted stairs with handrails and with pendant light fitting, smoke alarm and loft access hatch to ceiling. Doors off to:

BEDROOM 1 (14'7" max x 9'11" max), newly carpeted with pendant light fitting to ceiling, double glazed window to front aspect offering fantastic views over Ashbourne, newly fitted 'Ronte' electric heater, raised shelf over stairs and door concealing airing cupboard housing hot water system.



BEDROOM 2 (9'5" x 6'5"), newly carpeted with double glazed window to rear aspect, newly fitted 'Ronte' electric heater, and pendant light fitting to ceiling.



BATHROOM, newly appointed with a white 3 piece suite comprising low flush W.C., pedestal wash hand basin, and bath and chrome mixer tap and shower curtain rail above. New chrome thermostatically controlled mains shower above. Room fully shower boarded with recessed spotlights to ceiling, double glazed, obscured window to rear, newly fitted 'Ronte' electric heater and granite effect ceramic tiled flooring throughout.

OUTSIDE:

TO THE FRONT OF THE PROPERTY is a shared footpath providing access to the front entrance door.



TO THE LEFT OF THE PROPERTY is a two vehicle drive adjacent to the building and open access to rear.

TO THE REAR OF THE PROPERTY is a private Garden with gated access, predominantly laid to lawn with small patio area and hedge / shrub filled borders.

VIEWING: By appointment through Dove Property