



Ashbourne Business Centre, Dig Street, Ashbourne,  
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### **Auction Close, Ashbourne, Derbyshire DE6 1GQ**

£750 per Calendar month

Part Furnished / Furnished

£850 Security Deposit

#### **GENERAL DESCRIPTION**

A well presented, three storey town house situated in a much sought after location within the market town of Ashbourne. The property briefly comprises Entrance Hall, Downstairs Cloaks, Utility Room, Lounge / Diner, fitted Kitchen, two Double Bedrooms (one with Ensuite Shower Room), further Double Bedroom / Study on the Ground Floor, and well appointed Family Bathroom. With internal garage and off road parking for two vehicles. Newly landscaped low maintenance enclosed garden to rear.

Located just a short walk from the Town Centre, this home is well sited for Ashbourne's excellent schools and all local amenities, and provides an ideal location for commuters with easy access to all major routes. Fantastic views to the front across Ashbourne

Early viewing highly recommended.

EPC Band: TBC

Council Tax Band: D

## **ACCOMMODATION**

### **GROUND FLOOR:**

ENTRANCE via hardwood door with covered porch into:

ENTRANCE HALL having wood effect laminate flooring, and single panelled central heating radiator. Thermostat control, telephone point and security alarm system panel to wall. Recessed spotlights and smoke alarm to ceiling. Door concealing understairs storage cupboard / closet, stairs off to first floor and doors off to:

DOWNSTAIRS CLOAKS fitted with a white two piece suite comprising low flush W.C and corner vanity wash hand basin, latter having tiled splashback. Room having laminate flooring continued from hall with double glazed opaque window to front. Single panelled central heating radiator and ceiling light fitment.

UTILITY ROOM (8'11" x 6'8" into cupboards) with wood effect laminate flooring, fitted with a range of maple effect base and eye level storage units with matching effect laminate work surface over. Inset stainless steel sink with drainer and mixer tap over, tiled splash backs, under-counter washing machine and tumble drier. 'GlowWorm Ultimate' gas boiler, central heating and extractor fan to wall. Double glazed hardwood entrance door providing access to rear garden, ceiling light fitment and single panelled central heating radiator.

BEDROOM 3 / STUDY (9'3" x 8'7") with single panelled central heating radiator and double glazed french doors to rear garden. Room having laminate flooring, telephone lead and recessed spotlights to ceiling.



### **FIRST FLOOR:**

LANDING at top of carpeted stairs with open balustrade, smoke alarm and recessed spotlights to ceiling. Single panelled central heating radiator and doors off to:

LOUNGE DINER (L-Shaped 28' reducing 9'2" x 15'9" reducing 8'11") having well defined living and dining areas, fully carpeted, two double panelled central heating radiators with recessed spotlights and coving to ceiling. Double glazed window to front aspect and two double glazed french doors with juliette balconies to front and rear aspects, front affording marvellous views over Ashbourne. TV, Sky and telephone points. Open section of wall through to:





KITCHEN (8'11" into cupboards x 6'8" into cupboards), with wood effect laminate flooring, appointed with a range of maple effect base and eye level storage units, with light oak effect laminate work surface above and tiled splash back behind. Inset stainless steel sink with vegetable bowl, drainer and mixer tap over. Integrated 'Candy' electric oven, inset 'Neff' four-ring gas hob and brushed steel splash back and matching extractor hood above. Built-in 'Neff' refrigerator with freezer compartment. Double glazed window to rear aspect, three point spotlight fitting and recessed spotlights to ceiling.



## SECOND FLOOR:

LANDING at top of carpeted stairs with open balustrade, smoke alarm, and 3-point spotlight fitting to ceiling. Door concealing airing cupboard housing hot water tank and immersion heater and further doors off to:

BEDROOM 1 (15'8" into wardrobes x 9'9" plus door recess), carpeted with two double glazed windows to front aspect, double panelled central heating radiator, and television point. Recessed spotlights to ceiling, built-in triple mirrored sliding door wardrobe and door off to:

ENSUITE SHOWER ROOM appointed with a white 3 piece suite comprising low flush W.C, pedestal wash hand basin and large shower cubicle housing 'Aqualisa' thermostatically controlled shower. Room part tiled with wood effect cushioned flooring, single panelled central heating radiator, medicine cabinet, recessed spotlights to ceiling and extractor fan.

BEDROOM 2 (12' into wardrobes x 8'9"), carpeted with double glazed window to rear aspect, and single panelled central heating radiator, recessed spotlights and loft access hatch to ceiling, and built-in double mirrored sliding door wardrobe



FAMILY BATHROOM appointed with a cream 3 piece suite comprising low flush W.C., pedestal wash hand basin with chrome mixer tap and bath with chrome mixer tap. Room being half tiled with wood effect cushioned flooring, single panelled central heating radiator, shavers point, extractor fan, recessed spotlights and double glazed Velux window to ceiling.



## OUTSIDE:

TO THE FRONT OF THE PROPERTY is a private, block paved driveway offering off road parking for two vehicles leading to an integral, single garage with up and over door having power and light. Internal dimensions of garage c.16'6" x 8'7".

TO THE REAR OF THE PROPERTY is a newly landscaped, low maintenance, enclosed garden, split level with decked steps, paved patio seating areas, light fittings and safety rails. Gate to rear of garden providing rear to front access.

**VIEWING: By appointment through Dove Property**