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St. Oswalds Crescent, Ashbourne, Derby, DE6 1FS
£675 per calendar month Unfurnished Deposit £778

GENERAL DESCRIPTION

An immaculate, modern build, semi-detached house located just a 5 minute walk from Ashbourne town centre and local amenities.

Briefly comprising three good sized Bedrooms, Family Bathroom, fitted Breakfast Kitchen with integrated oven and gas hob, Downstairs Cloaks and a spacious Lounge Diner. Occupying a corner plot, the property enjoys enclosed Gardens front and rear with storage shed and a two vehicle Driveway to the rear.

EPC Band C

Council Tax Band C

ACCOMMODATION

GROUND FLOOR

ENTRANCE under portico through UPVc double glazed, obscured entrance door into:

ENTRANCE HALL, having solid oak flooring with pendant light fitting and smoke alarm to ceiling. Security alarm system panel, single panelled central heating radiator, telephone point and half height internal door concealing understairs storage cupboard. Thermostat control and stairs to First Floor, with ribbed entrance carpet to threshold and doors off to:

DOWNSTAIRS CLOAKS having solid oak flooring continued with pendant light fitting and extractor fan to ceiling. Double glazed, obscured window to side, room appointed with a white low flush W.C, and corner vanity wash hand basin with chrome taps.

BREAKFAST KITCHEN (10'3" into cupboards x 9'5" into cupboards) with terracotta ceramic tiled flooring, room fitted with a range of maple effect base and eye level units with grey granite effect laminate work surface over. Inset stainless steel sink with drainer, vegetable bowl and mixer tap above. Built-in 'Diplomat' single electric oven with inset matching 4-ring gas hob and extractor hood above. Space, plumbing and power for washing machine, drier and tall fridge freezer. Pendant light fitting to ceiling, single panelled central heating radiator and double glazed window to front aspect.



LOUNGE / DINER (18'3" x 11'1" reducing to 9'1") carpeted with pendant light fitting to ceiling, double glazed window and double glazed UPVc sliding patio doors to rear aspect. Two ceramic wall uplighters, television point and Sky leads, main feature of the room being a fireplace with light wood surround, hearth and mantel with limestone effect back plate housing a living flame effect electric fire.



FIRST FLOOR

LANDING at top of carpeted stairs with balustrade, with double internal doors concealing airing cupboard and wall mounted 'Worcester Greenstar HE' combi boiler. Pendant light fitting, loft access hatch, smoke alarm and CO detector to ceiling, double glazed, obscured window to side and doors off to:

BEDROOM 1 (11'2" x 9'7"), carpeted with double glazed window to rear aspect affording views over Ashbourne to countryside beyond, single panelled central heating radiator and pendant light fitting to ceiling. Built-in light wood twin wardrobes with overhead storage cupboards to 5'7" bed space.



BEDROOM 2 (11'3" x 8'), carpeted with pendant light fitting to ceiling, double glazed window to front aspect and single panelled central heating radiator.

BEDROOM 3 (9' x 6'11"), carpeted with pendant light fitting to ceiling, double glazed window to front aspect and single panelled central heating radiator.



BATHROOM with beige tile effect cushioned flooring, room appointed with a white three piece suite comprising low flush W.C., pedestal wash hand basin with chrome taps and bath with chrome mixer tap and hand shower attachment and glass shower screen. "Mira Sport' electric shower over bath, light fitting and extractor fan to ceiling, and double glazed, obscured window to rear, room being part tiled with single panelled central heating radiator.

OUTSIDE

TO THE FRONT OF THE PROPERTY is a lawned garden surrounded by fencing with gate and footpath to main entrance door.



TO THE REAR OF THE PROPERTY is an enclosed rear garden with footpaths, predominantly laid to lawn with hard-standing area to rear housing a wood 5' x 3' storage shed, gate to side and further gate to rear giving access to the parking area. Private driveway large enough for up to two vehicles.

VIEWING: By appointment through Dove Property