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Taylor Court, Sturston Road, Ashbourne, Derbyshire DE6 1BZ
£1,150 per calendar month Fully Furnished Deposit £1,325

GENERAL DESCRIPTION

Situated in this modern and highly convenient development close to the centre of Ashbourne, this spacious 4 bedroomed semi detached town house is available to let Fully Furnished, appointed to a high standard..

Over 3 stories, the property briefly comprises; fully fitted Breakfast Kitchen with appliances, Utility Room. Dining Room, Downstairs Cloaks, spacious Lounge, 3 Double Bedrooms, 1 Single, Ensuite Shower Room to Principal and Family Bathroom. The property is double glazed throughout with GCH. Integral Single Garage plus additional parking space for one vehicle to the front and enclosed, low maintenance, Garden to the rear.

Council Tax Band: D

EPC Band: C

ACCOMMODATION

GROUND FLOOR

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

ENTRANCE HALL with grey oak affect laminate flooring, pendant light fitting and smoke alarm to ceiling, understairs storage area and security alarm system panel. Single panelled central heating radiator, stairs to First Floor, internal doors into Downstairs Cloaks and Dining Room and open thoroughfare into:

BREAKFAST KITCHEN (13'1" into cupboards x 11'4" into cupboards), with grey oak affect laminate flooring continued, with recessed spotlights and pendant light fitting to ceiling and double glazed window to front aspect and further small double glazed window to side. Room fitted with a range of grey shaker style base and eye level storage units with oak effect laminate work surface over and grey ceramic tiled splash backs. Inset stainless steel sink with drainer, vegetable bowl and chrome mixer tap, and 'Lamona' appliances including built-in electric fan oven, inset stainless steel 4-ring gas hob with chimney extractor hood over, refrigerator, freezer and dishwasher. Further free-standing 'Fridgmaster' tall fridge freezer unit, double panelled central heating radiator, 'Honeywell' central heating control panel and internal door into:



UTILITY ROOM with oak affect laminate flooring continued, light fitting and extractor fan to ceiling, single panelled central heating radiator and composite double glazed entrance door to side. Room having a grey shaker style base level storage cupboard with oak effect laminate work surface over and inset stainless steel sink with drainer and mixer tap. Under and over -counter 'Beko' washing machine and tumble drier units, and wall mounted 'Main' gas boiler

DOWNSTAIRS CLOAKS with oak affect laminate flooring continued, appointed with a white low level W.C and boxed vanity wash hand basin with mixer tap over a single door cupboard. Recessed spotlights and extractor fan to ceiling.

DINING ROOM (13' max x 11' max) with oak effect laminate flooring continues, pendant light fitting to ceiling, double panelled central heating radiator and double glazed french doors with adjacent windows to rear aspect.

FIRST FLOOR

STAIRS & LANDING, carpeted with white wood balustrade, pendant light fitting and smoke alarm to ceiling, double panelled central heating radiator, double glazed window to front aspect, stairs to Second Floor and doors off to:

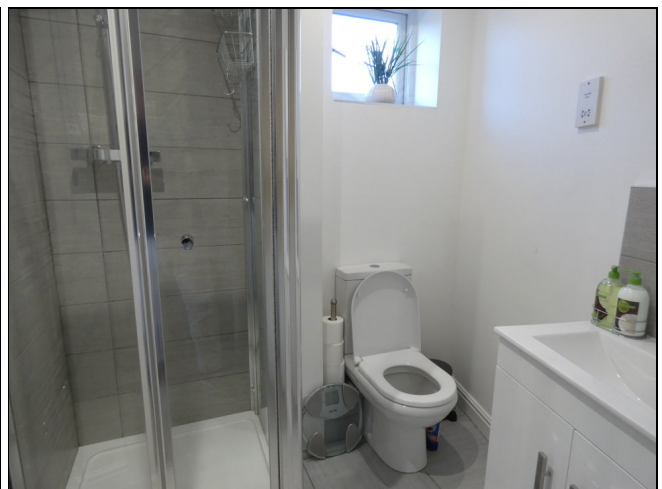


LOUNGE (16'2" x 11'1"), carpeted with pendant light fitting to ceiling, two double glazed windows to front aspect and two double panelled central heating radiators. Fireplace (no fire) with polished limestone hearth and back plate and beige resin surround and mantel. Television and telephone points.



MASTER BEDROOM (15'8" x 11'6"), carpeted with pendant light rear aspect and single panelled central heating radiator. Room fitted with a range of built-in beech effect furniture comprising one double and two single door wardrobes, shelved unit, dressing table and three overhead storage cupboards. Television and telephone points and open archway into:

WALK-IN-WARDROBE with carpet continued, recessed spotlights, three-door beech effect built-in wardrobe and door into:



ENSUITE SHOWER ROOM having ceramic tiled flooring, recessed spotlights and extractor fan. Appointed with a white three-piece suite comprising low flush W.C., boxed wash hand basin with mixer tap over two door cupboard, and corner shower cubicle with glass concertina door housing a chrome thermostatically controlled mains shower with hand attachment and monsoon head. Ceramic tiled shower cubicle and splash back, chrome heated towel rail and double glazed window to side.

SECOND FLOOR

STAIRS & LANDING, carpeted with white wood balustrade, three pendant light fittings, loft access hatch and smoke alarm to ceiling, double panelled central heating radiator, and double glazed window to front aspect. Door concealing hot water system and further internal doors off to:

BEDROOM 2 (13'6" max x 9'11" max), carpeted with pendant light fitting to ceiling, double glazed window to rear aspect and single panelled central heating radiator.



BEDROOM 3 (11'11" x 9'10"), carpeted with pendant light fitting to ceiling, double glazed window to front aspect and single panelled central heating radiator.



BEDROOM 4 (Single Dimensions), carpeted with pendant light fitting to ceiling, double glazed window to front aspect and single panelled central heating radiator.

BATHROOM having ceramic tiled flooring and ceramic tiles to half and bath walls, appointed with a white three-piece suite comprising low flush W.C., boxed wash hand basin with mixer tap over double door cupboard, and bath with glass shower screen and chrome mixer tap with shower attachment to riser rail. Recessed spotlights and extractor fan to ceiling, double glazed, obscured window to side, chrome heated towel rail and shavers point.

OUTSIDE

TO THE FRONT OF THE PROPERTY is a block paved area with parking space for one vehicle, leading to an attached single Garage with up and over door, power and light. A footpath extends to the left side of the property providing rear to front access by way of garden gate.

TO THE REAR OF THE PROPERTY is a split level, low maintenance garden with upper level being decked with balustrade with steps down to a slate chipped level with water feature.



VIEWING: By appointment through Dove Property