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Thornley Place, Ashbourne, Derbyshire, DE6 1PQ
£1,150 per calendar month Furnished Deposit £1,325

GENERAL DESCRIPTION

An attractive, executive 3 Bedroom, 3 storey, semi-detached town house located in a much sought after residential development close to Ashbourne's town centre.

This extended property briefly comprises; Entrance Hall, Downstairs Cloaks, extended fully fitted Kitchen Diner, large Lounge / Sitting Room, Study, three Double Bedrooms, Ensuite Shower Room to Master Bedroom and Family Shower Room.

Set in a secure, gated community, the property is fully double glazed with GCH. Single Garage with private drive for one vehicle to the front and low maintenance patio Garden to rear.

Council Tax Band E

EPC Band C

ACCOMMODATION

GROUND FLOOR

ENTRANCE under covered portico through composite entrance door into:

ENTRANCE HALL with 4-point spotlight rail, and smoke alarm to ceiling, 'Danfoss' thermostat control panel, and double panelled central heating radiator. Stairs to First Floor with wood balustrade, oak effect laminate flooring and security alarm system panel. Half height door concealing understairs storage cupboard, double glazed window to side and doors off to:



DOWNSTAIRS CLOAKROOM with oak effect laminate flooring continued from Hall, appointed with a white two-piece suite comprising low flush W.C., and oak unit with black granite surface with wash hand basin. Double glazed obscured window to front, single panelled central heating radiator, and recessed spotlights to ceiling.

KITCHEN DINER (34'6" into cupboards x 13'3" max) with oak effect laminate flooring continued from Hall, this extended room, split into well defined Kitchen and Dining areas is appointed with a range of oak base and eye level storage units and peninsula island with black granite work surface over. Inset stainless steel with drainer and chrome mixer tap over. Built-in 'Neff' electric fan oven and matching microwave oven, Built-in 'Bosch' tall fridge freezer. Inset 'Neff' 4-ring gas hob with matching stainless steel chimney extractor hood and splash back over. Dining area fitted with 3 double glazed velux windows and oak beam to ceiling, two double glazed french doors and double glazed window to rear aspect. Oak effect laminate flooring throughout. Walnut effect base level units and glass fronted eye level display units, large dining table with chairs, room having recessed spotlights and 4-point spotlight rail, single and double panelled central heating radiators, underfloor heating to dining area, thermostat control, television and television point. Further internal door into:





UTILITY ROOM (1'10" into cupboards x 6' max), with oak effect laminate flooring continued, appointed with oak base and eye level storage units with black granite work surface over, inset stainless steel sink with mixer tap above. Under-counter 'Bosch' washing machine, tumble drier and dishwasher units, single panelled central heating radiator and double glazed window to rear aspect. CO detector and 3-point spotlight fitting to ceiling. Wall-mounted 'Worcester' gas fired boiler, cream ceramic tiled splash backs and internal door into Garage.



FIRST FLOOR

LANDING at top of carpeted stairs with white wood balustrade with 4-point spotlight rail and smoke alarm to ceiling, single panelled central heating radiator, stairs to second floor and security alarm system panel. Door concealing Airing Cupboard with hot water system, pendant light fitting and shelving unit. Further doors off to:



LOUNGE (31'9" x 12'6" max) carpeted, recessed spotlights and coving to ceiling, two double glazed french doors to juliette balcony with front and rear aspects, and further double glazed window to front aspect. Two multi-media points, three double panelled central heating radiators, and pair internal french doors through to:



STUDY (6'6" x 5'11"), carpeted with recessed spotlights to ceiling, single panelled central heating radiator and telephone point

BEDROOM 3 (10'4" x 8'6"), carpeted with double glazed window to rear aspect, single panelled central heating radiator, twin beds and recessed spotlights to ceiling.



SECOND FLOOR

LANDING at top of carpeted stairs with white wood balustrade with 3-point spotlight fitting, loft access hatch and smoke alarm to ceiling, and doors off to:

MASTER BEDROOM (19'9" max into recess x 11'4"), carpeted with double glazed window and double glazed french doors with juliette balcony to front aspect, recessed spotlights to ceiling and television point. Double panelled central heating radiator, room super king size bed and range of furniture. Doors off to:

WALK-IN WARDROBE, carpeted, with recessed spotlights, hanging rails, and shelving.

ENSUITE SHOWER ROOM having marble effect laminate tiled flooring, room appointed with a white 3-piece suite comprising boxed low flush W.C. and wash hand basin, and large shower cubicle with white ceramic tiled walls housing a chrome 'Grohe' thermostatically controlled mains shower. Heated towel rail, recessed spotlights, and extractor fan.



BEDROOM 2 (17'5" x 9'5"), carpeted with two double glazed window to rear aspect, two single panelled central heating radiators, recessed spotlights to ceiling and built-in 4-door wardrobe with overhead storage cupboards.



SHOWER ROOM, having marble effect laminate tiled flooring, room appointed with a white 3-piece suite comprising low flush W.C., pedestal wash hand basin, and large walk-in shower cubicle housing a chrome thermostatically controlled mains shower with panel rainforest head. Recessed spotlights and extractor to ceiling, ceramic tiled half walls and chrome heated towel rail.

OUTSIDE

TO THE FRONT OF THE PROPERTY is footpath giving access to the entrance door. Adjacent to this is a private driveway offering off road parking for one vehicle. This leads to a single integral Garage with metal, powered up and over door. Low maintenance areas either side of footpath, extending to the right, open side of the property and ...

TO THE REAR OF THE PROPERTY which has a small, paved patio seating area with raised borders.

GARAGE (int. dims. 16' x 8'7") with strip light, consumer unit and free-standing freezer unit.

VIEWING: By appointment through Dove Property