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Tutbury Hollow, Ashbourne, Derbyshire DE6 1TD
£1.150 per calendar month Unfurnished Deposit £1,325

GENERAL DESCRIPTION

A recently built four bedroom detached executive, appointed to a high standard, immaculate throughout. Briefly comprising Entrance Hall, Good sized Lounge, fully fitted Kitchen Diner with appliances, Utility Room, Downstairs Cloaks, four Bedrooms, Ensuite Shower Room to principle, and Family Bathroom.

With a private Driveway offering off road Parking for two vehicles, leading to detached Garage with an enclosed, low maintenance Garden to the rear with patio seating area.

Ideally suit a professional couple or family.

Early viewing recommended.

EPC Band B

Council Tax Band E

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via covered portico through UPVC double glazed, obscured entrance door into:

ENTRANCE HALL, with light oak effect 'Projekt' flooring, pendant light fitting and smoke alarm to ceiling. Door concealing understairs storage cupboard with consumer unit, single panelled central heating radiator. stairs off to First Floor and doors off to:

DOWNSTAIRS CLOAKS with light oak effect 'Projekt' flooring continued, appointed with a white low flush W.C. and vanity wash hand basin with tiled splash back and window ledge. Pendant light fitting, extractor, and single panelled central heating radiator, with double glazed, obscured window to side.

LOUNGE (19'3" into bay x 11'), carpeted with pendant light fitting to ceiling, two double panelled central heating radiators, television and telephone points, with Sky leads. Double glazed bay window to front aspect and UPVC french doors to rear aspect and 'Danfoss' thermostat control panel.



KITCHEN DINER (20' x 11'10" plus door recess) with light oak effect 'Projekt' flooring throughout, having well defined Kitchen and Dining areas. Dining area having pendant light fitting to ceiling, double glazed window to rear aspect and UPVC french doors to rear garden. Television point, and two single panelled central heating radiators. Kitchen area having 4-point ceiling spotlight rail and heat alarm to ceiling, fitted with a range of white shaker style base and eye level storage units with white granite laminate work surface over. Inset stainless steel sink with drainer, vegetable bowl, and mixer tap over. Built-in 'Zanussi' appliances including double electric oven, four ring, black glass ceramic hob, stainless steel chimney extractor hood, dishwasher and tall fridge freezer units. Door off to:





UTILITY ROOM (6'4" x 4'7"), with light oak effect 'Projekt' flooring continued, light fitment and extractor fan to ceiling, fitted with a white shaker style base level unit with beige granite effect laminate work surface over. Wall mounted 'Vaillant Home System18' combi boiler, inset stainless steel sink with drainer and mixer tap over, with power and plumbing for washer drier. Single panelled central heating radiator and white UPVC double glazed, obscured entrance door to side.

FIRST FLOOR:

LANDING AREA at top of carpeted stairs with open balustrade, pendant light fitting, loft access hatch, and smoke alarm to ceiling. Door concealing airing cupboard with hot water system and doors off to:

BEDROOM 1 (12'11" x 11'4"), carpeted with pendant light fitting to ceiling, single panelled central heating radiator and double glazed window to front aspect. Television and telephone points with Sky leads, 'Danfoss' central heating control panel, built-in wood double, mirrored sliding door wardrobe and door through to:

ENSUITE SHOWER ROOM appointed with a white three piece suite comprising low flush W.C., wash hand basin and large shower cubicle with sliding glass door housing a chrome thermostatically controlled mains shower. Light fitment and extractor fan to ceiling, shavers point, room being part cream ceramic tiled with single panelled central heating radiator and grey ceramic tiled flooring.

BEDROOM 2 (11'10" x 11'9") carpeted with pendant light fitting to ceiling, television lead, single panelled central heating radiator, and double glazed window to rear aspect.

BEDROOM 3 (9'1" x 7'10"), carpeted with 3-point spotlight fitting to ceiling, single panelled central heating radiator and double glazed window to rear aspect.

BEDROOM 4 (8'6" x 6'6" plus door recess), carpeted with pendant light fitting to ceiling, single panelled central heating radiator and double glazed windows to front aspect.

FAMILY BATHROOM with grey ceramic tiled flooring, room appointed with a white three-piece suite comprising low flush W.C., wash hand basin, and bath with glass shower screen, mixer tap with shower attachment to riser rail. 3-point spotlight fitting and extractor fan to ceiling, room being half tiled with double glazed obscured window to side, shavers point, medicine cabinet and single panelled central heating radiator.

OUTSIDE:

TO THE FRONT OF THE PROPERTY is a short private footpath to the front entrance door and shrub filled borders. The left side extends and leads to parking for the property, offering spaces for two vehicles, leading to a single Garage with up and over door, power and light (int. dimensions 17'1" x 9'2").



TO THE REAR OF THE PROPERTY is an enclosed, low maintenance rear Garden, with seating area. A gate to the right provides front to rear access.

VIEWING: By appointment through Dove Property