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Woodlands Cottages, Sturston Road, Ashbourne, Derbyshire DE6 1LN
£1,100 per calendar month Unfurnished Deposit £1,260

GENERAL DESCRIPTION

A spacious, well-presented semi-detached home on the outskirts of Ashbourne, opposite Bradley Wood with excellent access to local amenities and trunk roads. Fully double glazed with oil fired central heating, briefly comprising Entrance Hall, large Lounge, fitted Kitchen Diner, four Bedrooms and Family Bathroom.

With a private Driveway offering off road Parking for at least four vehicles, leading to a detached wood-built Garage, thoroughfare to the right side of the property leading to a low maintenance Rear Garden with patio seating areas and brick-built storage shed.

Early viewing recommended.

EPC Band D (TBC)

Council Tax Band C

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via composite, double glazed, obscured entrance door into:

ENTRANCE HALL, with ribbed entrance carpet, ceiling light fitment, smoke alarm, stairs to First Floor and glazed internal doors into:

LOUNGE (23'3" x 12'5"), carpeted with two three-point ceiling light fittings, two double glazed windows to front and rear aspects, two single panelled central heating radiators, television point, Sky leads and telephone point. Extra telephone lead, main feature of the room being a recessed fireplace with polished limestone hearth suitable for an electric fire and glazed internal door into Kitchen area.



KITCHEN DINER (23'2" into cupboards x 12'1" max into cupboards reducing 8'1"), with dark oak effect flooring continued, appointed with a range of oak effect base and eye level storage units with matching glazed door dresser, and black granite effect laminate work surface over. Inset stainless steel sink with drainer, vegetable bowl and chrome mixer tap. Free-standing 'Belling' electric double oven cooker with 4-ring ceramic hob and overhead extractor hood. Built-in 'Sharp' dishwasher, space, power and plumbing for washer drier and space for tall fridge freezer. Two double glazed windows to front and rear aspects and white/cream UPVc entrance door to Rear Garden. Ceramic tiled splash backs throughout, single and double panelled central heating radiators, oak beams, 3-point spotlight fitting and recessed spotlights to ceiling. Internal door concealing understairs storage cupboard and concealed 'Hager' consumer unit.





STAIRS & LANDING, at top of carpeted stairs with circular light fitting, smoke alarm and loft access hatch to ceiling. Double glazed, obscured window to side and doors off to:

BEDROOM 1 (13' max x 10'1"), newly carpeted with a 3-point chrome ceiling light fitting, double glazed window to front aspect, double panelled central heating radiator, and door concealing built-in wardrobe with hanging rails.



BEDROOM 2 (12'11" x 8'4" max), carpeted with pendant light fitting, double glazed window to front aspect, single panelled central heating radiator, and white wood built-in wardrobe with four doors.



BEDROOM 3 (9'11" x 8'1"), carpeted with 4-point ceiling spotlight rail, double glazed window to rear aspect, double panelled central heating radiator and high 4-door built-in storage cupboard.

BEDROOM 4 (9'9" x 8'1"), carpeted with 3-point ceiling spotlight rail, double glazed window to front aspect, double panelled central heating radiator and high 4-door built-in storage cupboard.



BATHROOM, newly carpeted, appointed with a white 3-piece suite comprising low flush W.C., floating wash hand basin and oval bath with chrome mixer tap, concertina shower screen and 'Mira 415' thermostatically controlled mains shower over. Beige ceramic tiled bath walls and splash back, 3-point ceiling spotlight fitment and extractor fan to ceiling and double glazed, obscured window to rear and chrome heated towel rail.

OUTSIDE:

TO THE FRONT OF THE PROPERTY, is a large drop-down driveway offering parking for up to four vehicles, a wood built detached Garage with double doors (Int. Dims. 19'1 x 10'7") and a wood 5-bar gate to the right side of the property.



TO THE RIGHT SIDE OF THE PROPERTY is a tarmac thoroughfare with security light, and external 'Mistral' oil fired boiler, leading ...



TO THE REAR OF THE PROPERTY which has a good-sized low maintenance Garden with gravelled and paved seating areas, external tap, security light, a brick-built storage shed with stable door and oil tank

VIEWING: By appointment through Dove Property