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Lower Pingle Road, Ashbourne, Derbyshire DE6 1TE
£750 per calendar month Unfurnished Deposit £865

GENERAL DESCRIPTION

A well presented, modern build three bedroom semi-detached home located on a recently built development just 10 minutes walk from Ashbourne Town Centre. Briefly comprising Entrance Hall, Good sized Lounge Diner, fitted Kitchen, Downstairs Cloaks, three Bedrooms, Ensuite Shower Room to master, and Family Bathroom.

With a private Driveway offering off road Parking for two vehicles, with an attractive, enclosed Garden to the rear with patio area and shed.

Ideally suit a professional couple, small family or single occupant. Strictly no pets.

Early viewing recommended.

EPC Band B

Council Tax Band C

ACCOMMODATION

GROUND FLOOR:

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

ENTRANCE HALL, with light oak effect 'Projekt' flooring, pendant light fitment and smoke alarm to ceiling, single panelled central heating radiator, 'Myson' thermostat control panel, stairs to 1st floor and doors into:

DOWNSTAIRS CLOAKS, with light oak effect 'Projekt' flooring continued, fitted with a white 2-piece suite comprising low flush W.C., and vanity wash hand basin. Single panelled central heating radiator, ceramic tiled splash back, double glazed, obscured window to front, extractor fan and recessed spotlights to ceiling.

KITCHEN (10'7" into cupboards x 7'8" into cupboards), appointed with a range of white, shaker style base and eye level storage units with black, slate effect laminate work surface over and inset stainless steel sink with drainer, vegetable bowl and mixer tap. Built-in 'Zanussi' electric oven, inset matching 4-ring gas hob and overhead stainless steel chimney extractor hood with splash back. Built-in 'Zanussi' washing drier, dishwasher and tall fridge freezer units. Double glazed window to front aspect, 3-point ceiling spotlight rail to ceiling, and single panelled central heating radiator. Light oak effect 'Projekt' flooring.



LOUNGE DINER (16'9" max x 14'9" max), , with light oak effect 'Projekt' flooring continued, with double window and french doors to rear aspect and two double panelled central heating radiators. Two 4-point light fitments to ceiling, and door concealing understairs storage cupboard. Television and telephone points, with Sky leads.

STAIRS & LANDING, at top of carpeted stairs with open balustrade, duple glazed window to side aspect, pendant light fitting, smoke alarm and loft access hatch to ceiling. Door concealing airing cupboard housing a 'Potterton Promax Ultra' combi boiler and doors off to:

BEDROOM 1 (10'7" x 8'2" plus recess), carpeted with pendant light fitting, double glazed window to front aspect, single panelled central heating radiator, television and telephone points. Central heating thermostat control panel, door concealing deep over-stairs storage cupboard with hanging rail, and door into:

ENSUITE SHOWER ROOM, appointed with a white 3-piece suite comprising low flush W.C., pedestal wash hand basin and shower cubicle with glass sliding door housing a chrome, thermostatically controlled mains shower. Recessed spotlights and extractor fan to ceiling, single panelled central heating radiator, double glazed, obscured window to front and light oak effect 'Projekt' flooring.

BATHROOM, with light oak effect 'Projekt' flooring, appointed with a white 3 piece suite comprising low flush W.C., pedestal wash hand basin and bath with chrome mixer tap. Half ceramic tiled walls, recessed spotlights and extractor fan to ceiling, and single panelled central heating radiator.

BEDROOM 2 (10'11" x 7'9"), carpeted with pendant light fitting, double glazed window to rear aspect with views over rooftops to local countryside, and single panelled central heating radiator. Pine double door wardrobe.

BEDROOM 3 (7'5" x 6'9"), carpeted with pendant light fitting, double glazed window to rear aspect with views, telephone point and single panelled central heating radiator.

OUTSIDE:

TO THE FRONT OF THE PROPERTY is a small lawned garden with shrub filled borders. To the left side extending to the rear is a private driveway offering Parking for 2 Vehicles.

TO THE REAR OF THE PROPERTY is an attractive, enclosed, rear garden with good sized patio seating area, shrub filled borders, wood shed and gate providing rear to front access.



VIEWING: By appointment through Dove Property