



Ashbourne Business Centre, Dig Street, Ashbourne,
Derbyshire DE6 1GF Tel/Fax 01335 342936
www.doveproperty.co.uk



Hermitage Close, Ashbourne, Derbyshire DE6 1TG

£1,200 per calendar month

Unfurnished

Deposit £1,380

GENERAL DESCRIPTION

A recently built four bedroom detached executive home located in a new development just 10 minutes walk from Ashbourne Town Centre. Briefly comprising Entrance Hall, Good sized Lounge, fully fitted Kitchen Diner with appliances, Downstairs Cloaks, Dining Room / Study, 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, the property occupies a spacious plot with an enclosed 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 entrance door into:

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

DOWNSTAIRS CLOAKS with wood effect 'Projekt' flooring continued, appointed with a white low flush W.C. and vanity wash hand basin with tiled splash back. Ceiling light fitting, extractor, and single panelled central heating radiator.

KITCHEN DINER (24' into cupboards x 11' max)with wood effect 'Projekt' flooring throughout, having well defined Kitchen and Dining areas. Dining area having pendant light fitting to ceiling, double glazed windows and UPVC french doors to rear garden, and UPVC double glazed, obscured entrance door to side. Television point, and single panelled central heating radiator. Kitchen area having ceiling light fitting and heat alarm to ceiling, with double glazed window to front aspect. Fitted with a range of white shaker style base and eye level storage units with black granite effect 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 gas hob, stainless steel chimney extractor hood with matching splash back, dishwasher, tall fridge freezer and washer drier units. Cupboard concealing 'Vaillant Home System18' combi boiler.



LOUNGE (13'11" x 13'8"), carpeted with pendant light fitting to ceiling, double panelled central heating radiators, television and telephone points. Double glazed windows and UPVc french doors to rear aspect.



DINING ROOM / STUDY (12'9" into bay x 9'11"), carpeted with pendant light fitting to ceiling, double glazed bay window to front aspects, and single panelled central heating radiator.

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 'Joule' hot water system and doors off to:

BEDROOM 1 (12'8" x 10'5" plus door recess), carpeted with pendant light fitting to ceiling, single panelled central heating radiator and double glazed window to front aspect. Television and telephone points, '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 fitting and extractor fan to ceiling, shavers point, room being part tiled with single panelled central heating radiator and beige ceramic tiled flooring.



BEDROOM 2 (11'3" x 9'6") carpeted with pendant light fitting to ceiling, single panelled central heating radiator, and double glazed window to rear aspect.

BEDROOM 3 (10'4" x 10'2"), carpeted with pendant light fitting to ceiling, single panelled central heating radiator and double glazed window to front aspect.



BEDROOM 4 (8'7" x 8'3"), carpeted with pendant light fitting to ceiling, single panelled central heating radiator and double glazed windows to rear aspect.

FAMILY BATHROOM with cream 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. Light fitting and extractor fan to ceiling, room being half tiled with double glazed obscured window to rear, 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 with small lawned area and shrub filled borders. The right 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.

TO THE REAR OF THE PROPERTY is an enclosed rear Garden, predominantly laid to lawn with small patio seating area. A gate to the right provides front to rear access.

VIEWING: By appointment through Dove Property