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**Taylor Court, Sturston Road, Ashbourne, Derbyshire DE6 1BZ**

£745 per calendar month

Unfurnished

Deposit £859

**GENERAL DESCRIPTION**

Situated in this modern and highly convenient development close to the centre of Ashbourne, this spacious 4 bedroom mid town house offers versatile and spacious accommodation.

This well presented 3 storey property briefly comprises; fully fitted Kitchen with integrated appliances, Dining Room, Lounge, Study, 4 Bedrooms (1 en-suite), Family Bathroom, Utility Room (incl washing machine and tumble drier) and Downstairs Cloak. The property is double glazed throughout with GCH. Integral Garage plus additional allocated parking for one vehicle to the front and enclosed, low maintenance, Garden to the rear.

Council Tax Band: D

EPC Band: C

## **ACCOMMODATION**

### **GROUND FLOOR**

ENTRANCE under covered portico through hard wood double glazed, obscured entrance door into:

ENTRANCE HALL, with terracotta tile effect cushioned flooring, two pendant light fittings and smoke alarm to ceiling, 'Honeywell' thermostat control panel and single panelled central heating radiator. Door concealing understairs storage cupboard and recessed double door cloaks cupboard with hanging rail and shelves. Stairs to First Floor, inset entrance mat and doors off to:

DOWNSTAIRS CLOAKS with cushioned flooring continued from hall, appointed with a white low level w.c. and vanity wash hand basin. Ceramic tiled splash back and ledge, single panelled central heating radiator, recessed spotlights and extractor fan to ceiling.

BEDROOM 3 (11'11" x 7'11" plus door recess) , carpeted with pendant light fitting to ceiling, double panelled central heating radiator and white wood double glazed french doors to rear garden.



UTILITY ROOM (7'10" x 6'2" into cupboards), with cushioned flooring continued from entrance hall, ceiling light fitting and extractor fan. Room fitted with a range of maple effect, shaker style base and eye level storage units with granite effect laminate work surface over and inset stainless steel sink with drainer and mixer tap. Wall mounted 'GlowWorm 18cxi' gas boiler, space and plumbing for washing machine and tumble drier. Wood double glazed entrance door to rear and ceramic tiled splash backs throughout.

### **FIRST FLOOR**

LANDING at head of carpeted stairs with white wood balustrade with pendant light fitting and smoke alarm to ceiling, single panelled central heating radiator, stairs to second floor and doors off to:

LOUNGE (14'3" x 10'7"), carpeted with large picture window to front aspect the main feature of the room being attractive stone fireplace with gas fire. Tow pendant light fittings to ceiling, two double panelled central heating radiators, television point and Sky leads.

KITCHEN (9'10" into cupboards x 7'11" into cupboards plus recess) fitted with a range of maple effect base and eye level storage units with granite effect laminate work surface over. Inset stainless steel sink with drainer, vegetable bowl and mixer tap over. Built-in 'Neff' appliances including single electric fan over, four-ring gas hob with stainless steel chimney extractor hood over and full sized dishwasher. Free-standing 'Statesmen' tall fridge freezer unit, room having recessed spotlights and CO detector to ceiling and double glazed window to rear aspect. Room having terracotta tile effect cushioned flooring and ceramic tiled splash backs. Open archway into:





DINING ROOM (10'4" x 8'2") with cushioned flooring continued, pendant light fitting, double panelled central heating radiator and full length picture window top rear aspect.



STUDY (7'6" x 6'10"), carpeted with double glazed window to front aspect, pendant light fitting, double panelled central heating radiator, shelving and telephone point.

## SECOND FLOOR

LANDING at head of carpeted staircase with white wood balustrade, pendant light fitting, smoke alarm and loft access hatch to ceiling. Single panelled central heating radiator, door concealing airing cupboard with hot water tank, immersion controls and shelving. Doors off to:

MASTER BEDROOM (12'3" x 9'7"), carpeted with pendant light fitting and double glazed window to front aspect, single panelled central heating radiator, television and telephone points. Built-in maple effect, double door wardrobe and door off to:

EN-SUITE SHOWER ROOM with patterned cushioned flooring, appointed with a white 3-piece suite comprising low flush W.C., pedestal wash hand basin and large shower cubicle with glass sliding doors housing a chrome thermostatically controlled mains shower. Room with recessed spotlights and extractor fan to ceiling, part white ceramic tiled walls, single panelled radiator and double glazed, obscured window to front. Shavers point.

BEDROOM 2 (10'9" x 8'2"), carpeted with pendant light fitting to ceiling, single panelled central heating radiator and double glazed window to rear aspect.



**BEDROOM 4** (8'2" x 7'1"), carpeted with pendant light fitting to ceiling, single panelled central heating radiator and double glazed window to rear aspect.

**BATHROOM** with patterned tile effect cushioned flooring, recessed spotlights and extractor fan to ceiling. Appointed with a white four piece suite comprising white low flush W.C., pedestal wash hand basin and bath with hand shower attachment. White heated towel rail, medicine cabinet, shavers point, room having half white ceramic tiled walls.



## **OUTSIDE**

TO THE FRONT OF THE PROPERTY is an allocated Parking space director opposite the front entrance door. Also a metal up and over garage door concealing the Garage integral Garage with power and light (Int. dims. 16'7" x 8'2" plus recess).

TO THE REAR OF THE PROPERTY is an attractive low maintenance Garden with patio seating area, lawn and shrub filled borders. A gate to rear provides rear to front access.

**VIEWING: By appointment through Dove Property**