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www.doveproperty.co.uk



Mayfield Avenue, Mayfield, Ashbourne, Derbyshire DE6 2JA

£595 per calendar month

Unfurnished

Deposit £686

GENERAL DESCRIPTION

A 3 bedroomed semi detached property located in Mayfield, just one mile from Ashbourne Town Centre. Briefly consisting large open plan Lounge Diner, fitted Kitchen, 3 Bedrooms and Family Bathroom. GCH & double glazed.

To the front of the property is a lawned garden, with gravelled Driveway for one vehicle. To the rear is a good sized Garden with decked and paved sitting areas with lawn, shed and greenhouse. Well sited for schools and all local amenities and provides an ideal location for commuters with easy access to all major routes.

Council Tax Band: A

EPC Band: D

ACCOMMODATION

GROUND FLOOR:

ENTRANCE through UPVC double glazed door, obscured into:

LOUNGE DINER (19'3" max x 14'10" max), carpeted with two pendant light fittings and smoke alarm to ceiling, main feature of the room being a white wood fireplace housing a living flame electric fire. Double glazed windows, one obscured to front aspect and UPVC double glazed french doors to rear garden. Two white double panelled central heating radiators, central heating control panel, telephone point and Sky leads. New inset entrance mat near french doors, stairs to First Floor and door into:



KITCHEN (8'8" x 6'10"), having grey tile effect cushioned flooring, 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 and mixer tap, free-standing 'Hotpoint' double electric cooked with two ovens and 4-ring electric hob with stainless steel chimney extractor hood over. Space and plumbing for washing machine and wall mounted 'Worcester' combi boiler. Door concealing larder cupboard with double glazed, obscured window to side with power and space for tall fridge freezer. Room having 3-point ceiling spotlight fitment to ceiling, consumer unit, double glazed window to rear aspect, double panelled central heating radiator and double glazed UPVC entrance door to side.



FIRST FLOOR:

LANDING at top of carpeted stairs with pendant light fitting, smoke alarm and loft access hatch to ceiling. White wood balustrade, double glazed, obscured window to side and doors off to doors off to:
BEDROOM 1 (11'8" x 10'1" max) carpeted with pendant light fitting to ceiling, double glazed window to rear aspect, and double panelled central heating radiator.



BEDROOM 2 (8'9" x 7'2") carpeted with pendant light fitting to ceiling, double glazed window to rear aspect, and double panelled central heating radiator.

BEDROOM 3 (8'3" x 7'11") carpeted with pendant light fitting to ceiling, double glazed window to front aspect, and double panelled central heating radiator.



BATHROOM, with tile effect cushioned flooring, appointed with a white three piece bathroom suite comprising bath with central mixer tap and shower attachment over to riser rail, and shower screen, low flush W.C. and pedestal wash hand basin. Room half tiled with tile effect cushioned flooring and double glazed obscured window to front. Extractor fan and circular ceiling light fitment with double panelled central heating radiator.

OUTSIDE:

TO THE FRONT OF THE PROPERTY is a lawned front garden with footpath to main entrance, adjacent to which is a gravelled private drive offering off road parking for one vehicle. This continues to the right side of the property leading:

TO THE REAR OF THE PROPERTY which has a large, attractive Garden, predominantly laid to lawn with decked and paved seating areas. To the far end is a storage shed and greenhouse.



VIEWING: By appointment through Dove Property