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**Tutbury Hollow, Ashbourne DE6 1TD**

£1,200 per calendar month      Unfurnished      Deposit £1,380

**GENERAL DESCRIPTION**

A recently built, spacious, executive detached family home in a popular residential area with excellent access to local amenities and major trunk roads. This versatile home briefly comprises Reception Hall, Downstairs Cloaks, attractive Lounge with bay window, fully fitted Kitchen Diner, Utility Room, four Bedrooms, Family Bathroom, and Ensuite Shower Room to Master.

The property enjoys a private drive offering off road parking for up to two vehicles and a detached Single Garage. With an enclosed West facing garden to the rear.

Early Viewing recommended.

Council Tax Band E

EPC Band B

## ACCOMMODATION

### **GROUND FLOOR**

ENTRANCE under covered porch through double glazed, composite entrance door into:

RECEPTION HALL, having cream italian ceramic tiled flooring with pendant light fitting and smoke alarm to ceiling. Two double glazed obscured windows to front, door concealing storage cupboard with consumer unit, telephone point, single panelled central heating radiator, stairs to first floor and doors off to:



DOWNSTAIRS CLOAKS having cream italian ceramic tiled flooring with recessed spotlights and extractor fan to ceiling, room having ceramic tiled splash back with low flush W.C., vanity wash hand basin and single panelled central heating radiator.

LOUNGE (21'1" x 13'5" into bay), having oak effect 'Projekt' flooring with recessed spotlights to ceiling, two double glazed windows to front and side aspects and double glazed bay window to side aspect. One double, one single panelled central heating radiators, telephone and television points, and Sky leads.



KITCHEN DINER (21'2" into cupboards x 15'3" max) with cream italian ceramic tiled flooring continued, with recessed spotlights and heat alarm to ceiling, double glazed window to front aspect and double glazed bay window with UPVC double glazed french doors to rear garden. Television point with Sky leads, single and double panelled central heating radiators. Appointed with a range of white gloss shaker style base and eye level storage units with black granite effect laminate work surface over. Built-in twin 'Zanussi' electric ovens, tall built-in 'Zanussi' fridge and freezer units and inset 'Zanussi' stainless steel four ring gas hob. Overhead matching stainless steel chimney extractor hood with black glass splash back and built-in 'Zanussi' dishwasher. Door into:





UTILITY ROOM (6'6" into cupboards x 6'3") with light fitment and extractor fan to ceiling, cream italian ceramic tiled flooring, fitted with a white shaker-style base level storage unit with granite effect laminate work surface over. Inset stainless steel sink with drainer and mixer tap above, and 'GlowWorm Home 18S' combi boiler fitted to wall with central heating control panel. Composite double glazed entrance door providing access to rear alley, space and plumbing for washing machine and/or tumble dryer and internal door concealing understairs storage cupboard.



## FIRST FLOOR

LANDING at top of carpeted stairs with open balustrade with pendant light fitting, loft access hatch and smoke alarm to ceiling, single panelled central heating radiator, double glazed window to rear aspect. door concealing storage cupboard and doors off to:

MASTER BEDROOM (12'9" x 12'1" max), carpeted with pendant light fitting to ceiling, double glazed window to front aspect, built-in triple mirrored door wardrobe, television and telephone points. Thermostat control panel, single panelled central heating radiator and door off to:

ENSUITE SHOWER ROOM with ceramic tiled floor, appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and white shower cubicle with concertina door housing a thermostatically controlled mains shower. Single panelled central heating radiator, recessed spotlights and extractor fan to ceiling, room being part tiled with double glazed, obscured window to front.

BEDROOM 4 (8'6" x 8'2"), carpeted with double glazed window to side aspect, single panelled central heating radiator, and pendant light fitting.

BEDROOM 3 (11'11" x 8'10"), carpeted with double glazed window to side aspect, single panelled central heating radiator, and pendant light fitting.



BEDROOM 2 (12'2" x 8'9" plus door recess), carpeted with two double glazed windows to front and side aspects, single panelled central heating radiator, and pendant light fitting.

BATHROOM having ceramic tiled floor, room part tiled and appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and bath with shower screen, mixer tap and shower attachment over. White single panelled central heating radiator, light fitting and extractor fan to ceiling and door concealing airing cupboard / hot water tank. Double glazed, obscured window to front.



**OUTSIDE**



TO THE FRONT OF THE PROPERTY is shared driveway, bordered by the properties railed / walled boundary.

A gate in the railings to the front gives footpath access to the main entrance door and through a wood gate into the Garden.

TO THE SIDE OF THE PROPERTY is a newly installed pair of oak driveway doors give access to a private driveway offering off road parking for two vehicles At the top of the drive is a single detached garage (internal dimensions 17' x 9'3") with up and over door having both power and light inside. The driveway is open to the rear Garden. The Garden is predominantly paved with a rectangular lawn to the centre.



TO THE REAR OF THE PROPERTY is paved footpath with both wood and wrought iron gates for security..

**VIEWING: By appointment through Dove Property**