



Ashbourne Business Centre, Dig Street, Ashbourne,  
Derbyshire DE6 1GF Tel/Fax 01335 342936

[www.doveproperty.co.uk](http://www.doveproperty.co.uk)



**3 Chapel Terrace, Station Street, Ashbourne, Derbyshire, DE6 1DF**  
£710 per calendar month.      Unfurnished      Deposit £850

### **GENERAL DESCRIPTION**

A modern, well presented, 3 bedroom semi detached house in an excellent location close to Ashbourne town centre with garage and private parking.

This versatile property briefly comprises entrance hall, lounge, dining room, kitchen with attractive range of units including integral hob and oven, downstairs w.c. and to the first floor there are 3 bedrooms (all with built in wardrobes) and family bathroom. The property has GCH and is double glazed throughout.

Parking area to the rear for two/three vehicles leading to large integral basement garage with utility area. Also to the rear is an enclosed block paved patio/sitting area whilst to the front is a small low maintenance garden.

EPC Band: C

Council Tax Band: C

## ACCOMMODATION

### **GROUND FLOOR**

ENTRANCE HALL with laminate flooring, stairs off to first floor and doors leading off to:

DOWNSTAIRS CLOAKS fitted with a white two piece suite comprising low level w.c. and pedestal wash hand basin with tiled splashback. Laminate floor continued from hallway.

LOUNGE (16'3" into bay x 12'3" max) with bay window to front aspect. Main feature of the room being an attractive fireplace consisting wooden surround with marble hearth and modern 'feature flame' gas fire. Fitted carpet, t.v. and telephone points.



DINING ROOM (12'6" x 10'5") having French doors leading to rear decked balcony. Laminate floor, t.v. aerial point and open archway leading to;



KITCHEN (9'3" x 7'8") Kitchen area being fitted with a modern range of Beech finish base and eye level units incorporating stainless steel sink and draining unit, integral electric hob with extraction above, 'Whirlpool' double oven and 'Indesit' dishwasher. Combi boiler fitted. Laminate flooring and door leading to decked balcony and staircase down to driveway.

### **FIRST FLOOR**

Staircase from hallway having fitted carpet leading to landing with storage cupboard and doors leading to:

BEDROOM 1 (10'5" max x 12'6") having window to rear aspect, double door mirror fronted wardrobes, fitted carpet and t.v. point.



FAMILY BATHROOM appointed with a four piece suite comprising low level W.C., pedestal wash hand basin, bath and corner shower unit.

BEDROOM TWO (13'9" max x 8'1") having window to front aspect, fitted carpet and double door fitted wardrobe.

BEDROOM THREE (13'9" max x 8'1") having window to front aspect, fitted carpet and double door fitted wardrobe.

## **OUTSIDE**

Accessed via driveway at the end of the terrace there is ample parking behind the property for at least 2 vehicles leading to the large integral garage which also contains a utility area with plumbing for washing machine and space for tumble drier. Also leading off the block paved driveway is an enclosed blocked patio/seating area which also leads to a rear gate for easy access to town.

**VIEWING: By appointment through Dove Property**