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**Stables Cottage, 3 Kennedy's Close, Town Hall Yard, Market Place,  
Ashbourne, Derbyshire DE6 1GR**

£625 per calendar month

Unfurnished

Deposit £720

**GENERAL DESCRIPTION**

A well presented, spacious three double bedroom, detached cottage in close proximity to Ashbourne Town Centre is now available to let. With Gas Central Heating and character features throughout, the property is offered unfurnished. Briefly comprising good sized Lounge, large fully fitted Kitchen Diner, Utility Room, three double bedrooms, principle with walk-in dressing area, Downstairs Cloaks and Family Bathroom.

The cottage has an allocated parking space to the front the building, with patio seating area in a secure communal courtyard. Easy access to Ashbourne's town centre amenities and major routes, A52 and A515.

Early Viewing recommended.

Council Tax Band C

EPC Rating: F (Pre-reassessment)

## ACCOMMODATION

### GROUND FLOOR:

ENTRANCE via double glazed french doors into:

LOUNGE (19'4" x 15' reducing 11'), carpeted with wood beams, four-point spotlight rail to ceiling and three wall light fittings. Circular feature window to side and the glazed sash windows to rear. Beamed feature wall. Main feature of the room being a brick built fireplace with wood panelled recesses housing a gas fire. Two single panelled central heating radiators, inset entrance mat to entrance door and door off to:



UPPER HALL, carpeted with single glazed window to front aspect, two loft access hatches, smoke alarm, beams and pendant light fitting to ceiling. Built-in four door display cabinet, single panelled central heating radiator, stairs to Lower Level and doors off to:

BEDROOM 1 (15'3" x 9'6" plus door recess) carpeted with pendant light fitting, and further loft access hatch to ceiling. Room fitted with a built-in double door wardrobe with hanging rail and storage cupboards above. Further double doors concealing airing cupboard with hot water tank and immersion switch, and cream wood suite comprising two double door wardrobes and four overhead storage cupboards with integrated bedside tables. Sash window to rear aspect, white single panelled central heating radiator and open archway through to:



DRESSING AREA (14'6" x 6'6"), carpeted with double glazed dormer window, ceiling light fitment and two eaves storage cupboards.

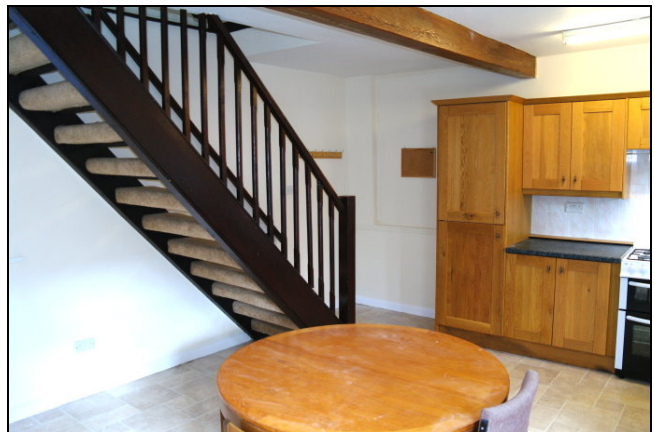
FAMILY BATHROOM appointed with a white 3-piece suite comprising bath with 'Newlec' electric shower over, pedestal wash hand basin and low flush W.C.. Room is part tiled with cushioned flooring, single panelled central heating radiator and glazed obscured window to rear.



### LOWER LEVEL:

carpeted stairs from Upper Hall with handrail and balustrade leading into:

KITCHEN / DINER (19'3" x 14'7" into cupboards), fitted with a range of oak effect base and eye level storage units with granite effect laminate work surface over. Freestanding 'Bush' gas double oven with four-ring gas hob over and extractor hood above. Built-in 'Diplomat' Fridge and Freezer units, space and plumbing for dishwasher and inset stainless steel sink with drainer and mixer tap over. Tiled splash backs, free-standing 'Glow Worm 52 Super' gas boiler, thermostat control and central heating control panel. Room having two sash windows to rear and single glazed window to front aspects. Hardwood, arched entrance french doors to rear courtyard. Single panelled central heating radiator, cushioned flooring and door into:



LOWER HALL, carpeted with two pendant light fittings and smoke alarm to ceiling, single glazed window to side and doors off to:

UTILITY ROOM (9' x 3'5"), with cushioned flooring, sash window to rear, pendant light fitting and single panelled central heating radiator. 'Hotpoint' washing machine.

BEDROOM 2 (14'5" x 11'2") carpeted with sash window to rear aspect, single panelled central heating radiator, and pendant light fitting to ceiling.

BEDROOM 3 (14'5" x 11'2") carpeted with sash window to side aspect, double panelled central heating radiator, recessed shelves and pendant light fitting to ceiling



DOWNSTAIRS CLOAKS appointed with a 2-piece suite comprising low flush W.C. and vanity wash hand basin, having tiled splash back. Room having cushioned floor, single glazed window to side, and single panelled central heating radiator.

**OUTSIDE:**

TO THE FRONT OF THE PROPERTY is a North facing patio seating area, adjacent to which is a gravelled parking area where the property enjoys two allocated spaces. Steps down to lower level.

TO REAR OF THE PROPERTY is a gated, courtyard offering alternate access, shared with neighbouring properties.

**Viewing through Dove Property on 01335 342936**