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Lower Pingle Road, Ashbourne, Derbyshire DE6 1TE
£1,350 per calendar month Unfurnished Deposit £1,550

GENERAL DESCRIPTION

A well presented, modern build, detached home located on a recently built development just 10 minutes walk from Ashbourne Town Centre. Briefly comprising Entrance Hall, Good sized Lounge, fitted Kitchen Diner with appliances, Downstairs Cloaks, Study, four Double Bedrooms, Ensuite Shower Room to master, and Family Bathroom.

With a private Driveway offering off road Parking for one vehicle, leading to a detached Single Garage, with an attractive, enclosed Garden to the side with patio seating area.

Ideally suit a professional couple, small family or single occupant. One dog considered.

Early viewing recommended.

EPC Band B

Council Tax Band E

ACCOMMODATION

GROUND FLOOR:

ENTRANCE under covered portico via composite, double glazed, obscured entrance door into:

ENTRANCE HALL, with grey oak effect 'Projekt' flooring, two pendant light fittings and smoke alarm to ceiling, single panelled central heating radiator, 'Myson' thermostat control panel, stairs to 1st floor and 3/4 height internal door concealing understairs storage cupboard and consumer unit. Doors into:



DOWNSTAIRS CLOAKS, with grey ceramic tiled flooring, fitted with a white 2-piece suite comprising low flush W.C., and floating wash hand basin. Ceramic tiled splash back, extractor fan and recessed spotlights to ceiling.

LOUNGE (15'7" x 11'2"), carpeted, with UPVc double glazed french doors to Garden and two single panelled central heating radiators. Two pendant light fittings to ceiling, and multi-media point to wall.



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

KITCHEN DINER (22'8" into cupboards x 8'11" max), with grey ceramic tiled flooring, appointed with a range of white, farmhouse style base and eye level storage units with grey, stone effect laminate work surface over. Inset stainless steel sink with drainer, vegetable bowl and mixer tap. Built-in 'Zanussi' appliances including double electric fan oven, inset matching 4-ring gas hob and overhead stainless steel chimney extractor hood with splash back. Built-in dishwasher and tall fridge freezer units. Double glazed windows to front and side aspects, 3-point ceiling spotlight rail and pendant light fitting to ceiling, and two single panelled central heating radiators. Television point and door into:



UTILITY ROOM (6'1" into cupboards x 5'11") with grey ceramic tiled flooring continued, circular ceiling light fitting and extractor fan to ceiling, fitted with a range of white farmhouse style base and eye level storage units with grey, stone effect laminate work surface over. Inset stainless steel sink with chrome mixer tap over, under-counter 'Bosch' tumble drier, space, power and plumbing for washing machine and concealed 'Potterton Promax Ultra' combi boiler. White composite entrance door to side footpath.

FIRST FLOOR:

STAIRS & LANDING, at top of carpeted stairs with open balustrade, two pendant light fittings, smoke alarm and loft access hatch to ceiling. Door concealing airing cupboard, single panelled central heating radiator and doors off to:

BEDROOM 1 (12'4" x 11'4"), carpeted with pendant light fitting, double glazed window to front aspect, single panelled central heating radiator, and television point. 'Myson' central heating thermostat control panel, with free-standing, large mirrored door wardrobe and storage unit with hanging rail and shelves, and door into:

ENSUITE SHOWER ROOM, appointed with a white 3-piece suite comprising low flush W.C., half pedestal wash hand basin and shower cubicle with glass sliding door housing a chrome, thermostatically controlled mains shower with hand attachment and monsoon head. Recessed spotlights and extractor fan to ceiling, single panelled central heating radiator, double glazed, obscured window to front. mirrored door medicine cabinet and grey ceramic tiled flooring.



BEDROOM 4 (10' x 7'9"), carpeted with pendant light fitting, double glazed window to side aspect and single panelled central heating radiator.

BATHROOM, with grey ceramic tiled flooring, appointed with a white 4 piece suite comprising low flush W.C., half pedestal wash hand basin, bath with chrome mixer tap and shower cubicle with glass sliding door housing a 'Mira Vie' electric shower. Half ceramic tiled walls, recessed spotlights and extractor fan to ceiling, double panelled central heating radiator and double glazed, obscured window to side.



BEDROOM 2 (12'2" max x 9'1" max), carpeted with pendant light fitting, double glazed window to side aspect, and single panelled central heating radiator.



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

OUTSIDE:

TO THE FRONT OF THE PROPERTY is a footpath to the front entrance door with shrub filled borders to either side. A further footpath down steps to the right provides access to side and rear elevations. To the left is a private driveway for one vehicle leading to a single detached Garage with up and over door and further wood gate to left side Rear Garden



TO THE LEFT OF THE PROPERTY is an attractive, enclosed, rear garden with patio seating area, shrub filled borders, and lawned area.

VIEWING: By appointment through Dove Property