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www.doveproperty.co.uk



38 Lambourne Avenue, Ashbourne, Derbyshire, DE6 1BP

£735 per calendar month.

Unfurnished

Deposit £848

GENERAL DESCRIPTION

A well presented bungalow located at the end of a pleasant, quiet, cul-de-sac, within easy access of Ashbourne Town Centre.

The accommodation briefly comprises Entrance Hall, open plan Lounge & Dining room, fitted Kitchen Diner, Shower Room with separate Toilet and 3 Double Bedrooms. A modern warm air heating system is installed.

To the front of the property is delightful well maintained Garden with Driveway to the side leading to a Single Garage. Accessed via a side gate (leading to side entrance door) is a lawned and paved area which expands at the rear to a further low maintenance Garden with shrub filled borders.

Council Tax Band: D

EPC Band: D

ACCOMMODATION

ENTRANCE through front door into CENTRAL HALLWAY with fitted carpet and doors leading off to:

KITCHEN (13'10" x 8'11") with window and external door leading to the side of the property, the room has just been refitted with a new kitchen suite comprising a range of maple effect base and eye level storage cupboards, with granite effect laminate work surface. Built-in electric oven with 4-ring gas hob over and chimney extractor hood above. Inset stainless steel sink with drainer, mixer tap and vegetable bowl. Space and plumbing for washer drier and space and electrics for tall fridge freezer. Room having ceiling spotlight rail, tiled splash backs, door to rear garden, window to side aspect, ceramic tiled flooring and further door off to storage cupboard with shelves.



OPEN PLAN LOUNGE (13'11" X 13'4") & DINING AREA (9'11" x 8'11") newly fitted double glazed windows (one bay) to front aspect with hatch through from Kitchen into Dining Area. The main feature of the lounge being an extended stone fireplace housing 'living flame' gas fire with tiled hearth and wooden mantel. Fitted carpet throughout with t.v. aerial point.



SHOWER ROOM with large shower cubicle incorporating 'Mira' electric shower, and white vanity unit incorporating wash hand basin with cupboards/storage underneath.

W.C. with fitted carpet and w.c.

BEDROOM 1 (9'5" x 14'11") having large window to rear aspect, fitted wardrobes and useful base storage cupboards including dressing table area. Fitted carpet, t.v. aerial point and telephone point.

BEDROOM 2 (10'11" x 8'10" max) with window to rear aspect and fitted carpet.

BEDROOM 3 (7'11" X 8'11") with window to side aspect, having built in wardrobe/dressing table unit and fitted carpet.

Further doors from the central Hallway lead to boiler cupboard with storage and also AIRING CUPBOARD

OUTSIDE

TO THE FRONT OF THE PROPERTY is a delightful garden with lawn and well stocked borders, adjacent to which is a driveway and single garage.

THE REAR OF THE PROPERTY accessed via a side gate (leading to side entrance door) is a further lawned and paved area which expands at the rear to a low maintenance garden being mainly paved, with shrub borders.

VIEWING: By appointment through Dove Property