



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

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



**The Orangery, 5 Kennedy's Close, Ashbourne, Derbyshire DE6 1GR**

£525 per calendar month

Unfurnished

Deposit £625

**GENERAL DESCRIPTION**

This most attractive two double bedroomed, semi-detached cottage in close proximity to Ashbourne Town Centre is now available to let. With Gas Central Heating and double glazed windows throughout, the property is offered part furnished. Briefly comprising Entrance Hall & Stairway, Downstairs Cloaks, Lounge, fitted Kitchen / Diner, two double bedrooms, and Bathroom.

The cottage has an allocated parking space to the front the building in a secure communal courtyard.

Easy access to Ashbourne's town centre amenities and major routes, A52 and A515.

Early Viewing recommended.

EPC Rating: C

## ACCOMMODATION

### GROUND FLOOR:

ENTRANCE via single glazed wood door into:

ENTRANCE HALL with carpeted floor, double glazed window to side aspect, double panelled central heating radiator, smoke alarm to ceiling and stairs off to first floor. Doors off to:

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

LOUNGE (15' 10" x 9' 3"), with double glazed window to front aspect, double panelled central heating radiator, television and telephone points and carpet to floor. Main feature of the room being a gas fire with marble hearth with dark wood mantle and surround. Two open archways into:



KITCHEN / DINER (18' 5" into cupboards x 7' max), fitted with a range of oak effect base and eye level storage units with laminate work surface over. Integrated electric oven with four ring electric hob over and extractor hood above. Integrated head height refrigerator and freezer units, inset 'Beko' washing machine and inset stainless steel sink with drainer and mixer tap over. Room having laminate flooring, tiled splash backs, double panelled central heating radiator, further single panelled central heating radiator within well defined dining area. Two double glazed windows to rear aspect, spotlight rail to ceiling, 'Worcester' boiler to wall and door concealing understairs storage cupboard.



## FIRST FLOOR:

LANDING at top of carpeted stairs with two double glazed velux windows to ceiling, smoke alarm, double panelled central heating radiator and door concealing storage / airing cupboard. Further doors off to:

BEDROOM 1 (13' x 11'2") carpeted with double glazed window to front, double panelled central heating radiator and free standing double wardrobe with shelf and drawer unit to side.



BEDROOM 2 (11'3" x 8'5") carpeted with two double glazed windows to front and side aspects, double panelled central heating radiator, loft access hatch to ceiling, and built in double wardrobe.

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 half tiled with cushioned flooring, double panelled central heating radiator and double glazed velux window to ceiling.



## OUTSIDE:

TO THE FRONT OF THE PROPERTY is a secure, communal, gravelled courtyard providing one allocated parking space.

TO REAR OF THE PROPERTY is a gated, private pathway giving access to rear of the building.

**Viewing through Dove Property on 01335 342936**