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Hermitage Close, Ashbourne, Derbyshire DE6 1TG
£750 per calendar month Unfurnished Deposit £865

GENERAL DESCRIPTION

An immaculate modern build three bedroom semi-detached home located in a new development just 10 minutes walk from Ashbourne Town Centre. Briefly comprising Entrance Hall, Good sized Lounge, fitted Kitchen Diner, Downstairs Cloaks, three Bedrooms, Ensuite Shower Room to master, and Family Bathroom.

With a private Driveway offering off road Parking for two vehicles, with an enclosed Garden to the rear with patio seating area.

Ideally suit a professional couple, small company or single occupant. Strictly No Pets.

Early viewing recommended.

EPC Band B

Council Tax Band E

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via covered portico through UPVC double glazed entrance door into:

ENTRANCE HALL, with oak effect 'Projekt' flooring, and pendant light fitting to ceiling. Consumer unit, telephone point, single panelled central heating radiator, and doors off to:

DOWNSTAIRS CLOAKS with oak effect 'Projekt' flooring continued, appointed with a white low flush W.C. and vanity wash hand basin with tiled splash back. Ceiling light fitment, and single panelled central heating radiator.

LOUNGE (18'1" into bay x 12'11" max), with oak effect 'Projekt' flooring continued, having pendant light fitting and smoke alarm to ceiling, double and single panelled central heating radiators, and double glazed bay window to front aspect. Telephone point, television point, Sky leads and thermostat control panel. Stairs to First Floor and door into:



KITCHEN DINER:

DINING AREA (9'7" x 7'10"), having stone effect tiled laminate flooring, with pendant light fitting to ceiling, double panelled central heating radiator, television point and white double glazed UPVC french doors to rear garden. Open archway through to:



KITCHEN (9'10" into cupboards x 7'10" into cupboards), with stone effect tiled laminate flooring continued, having 3-point ceiling spotlight fitment and heat alarm to ceiling and double glazed window to rear aspect. Fitted with a range of white shaker style base and eye level storage units with black granite effect laminate work surface over. Inset stainless steel sink with drainer, vegetable bowl, and mixer tap over. Built-in 'Zanussi' appliances including electric oven, four ring gas hob, stainless steel chimney extractor hood with matching splash back, and dishwasher. Space, power and plumbing for tall fridge freezer and washer drier.

FIRST FLOOR:

LANDING AREA at top of carpeted stairs with balustrade, pendant light fitting, loft access hatch, and smoke alarm to ceiling. Door concealing over-stairs storage cupboard and doors off to:

BEDROOM 1 (10'8" x 9'7" plus door recess), carpeted with pendant light fitting to ceiling, single panelled central heating radiator and double glazed window to rear aspect. Television point, 'Danfoss' central heating control panel, built-in triple mirrored, sliding door wardrobe and door through to:



ENSUITE SHOWER ROOM appointed with a white three piece suite comprising low flush W.C., wash hand basin and shower cubicle with glass concertina door housing an 'Aqualisa' electric shower. Light fitment and extractor fan to ceiling, room being part tiled with double glazed, obscured window to rear, single panelled central heating radiator and slate tile effect cushioned flooring.

BEDROOM 2 (10'6" x 8'8") carpeted with pendant light fitting to ceiling, single panelled central heating radiator, television point and double glazed window to front aspect.

BEDROOM 3 (11'7" max 7'11" max), carpeted with pendant light fitting to ceiling, single panelled central heating radiator, telephone point and double glazed window to front aspect.

BATHROOM with slate tile effect cushioned flooring, room appointed with a white three-piece suite comprising low flush W.C., wash hand basin, and bath with chrome mixer tap and shower attachment to pole over and glass shower screen. Light fitment and extractor fan to ceiling, room being part tiled with shavers point and medicine cabinet.



OUTSIDE:

TO THE FRONT OF THE PROPERTY is a short footpath to the front entrance door with lawned border. To the right side is a private driveway offering space for two vehicles, leading to a gate providing access to the rear garden.

TO THE REAR OF THE PROPERTY is an enclosed rear Garden, predominantly laid to lawn with patio seating area and a 6' x 4' wood storage shed.

VIEWING: By appointment through Dove Property