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



**Cedar Court, Hulland Ward, Ashbourne, Derbyshire DE6 3EU**  
£1,275 per calendar month      Unfurnished      Deposit £1,400

### **GENERAL DESCRIPTION**

An impressive, spacious detached executive home located in a popular village location with fantastic views to the rear over open countryside. Briefly comprising Entrance Hall, good sized Lounge, fully fitted Breakfast Kitchen with appliances, Utility Room, Downstairs Cloaks, Dining Room / Study, Principle Bedroom Suite, three further Double Bedrooms, Ensuite Shower Room to principle, Family Bathroom and fully boarded Loft space..

With a private Driveway offering off road Parking for two vehicles, leading to an integral Twin Garage, the property occupies a central plot of five properties set back from the road. With an enclosed split level Garden to the rear with patio seating area and Summer House..

Ideally suit a professional couple or family. Early viewing recommended.

EPC Band C

Council Tax Band F

## ACCOMMODATION

### **GROUND FLOOR:**

ENTRANCE via under covered, double glazed porch with wall light fitting, through UPVC double glazed entrance door into:

ENTRANCE HALL, with solid wood flooring, light fitment, coving and smoke alarm to ceiling and single panelled central heating radiator. Thermostat control panel, stairs to first floor and door off to:



DOWNSTAIRS CLOAKS with marble effect ceramic tiled flooring, appointed with a white two piece suite comprising low flush W.C. and pedestal wash hand basin with chrome mixer tap and ceramic tiled splash back. Light fitment and extractor fan to ceiling.

LOUNGE (17'1" x 13'3"), with solid wood flooring continued from Hall, and coving to ceiling. Four 2-point wall light fittings, television point, Sky leads and telephone point. Main feature of the room being a sandstone fireplace housing a chrome gas fire with polished limestone hearth. White UPVC double glazed, sliding patio doors to rear garden enjoying views over open countryside, and single panelled central heating radiator.



DINING ROOM (9'10" x 7'6"), with solid wood flooring continued, 6-point light fitment and coving to ceiling. Double glazed window to front aspect, telephone point, and single panelled central heating radiator.

**BREAKFAST KITCHEN** (21'8" into cupboards x 11'8" max) with marble effect ceramic tiled flooring, room fitted with a range of maple effect base and eye level storage units with peninsula island, with black granite effect laminate work surface over and ceramic tiled splash backs throughout. Inset stainless steel sink with drainer and mixer tap over, built-in 'Siemens' double electric oven and matching inset four-ring ceramic hob. Built-in 'Smeg' fridge unit and 'Hotpoint' dishwasher, room having recessed spotlights, single panelled central heating radiator and double glazed window to rear aspect over countryside. White UPVC double glazed entrance door to rear garden, consumer unit and door off to:



**UTILITY ROOM** (9'10" x 7'6"), with marble effect ceramic tiled flooring continued from Kitchen, recessed spotlights and extractor fan to ceiling. Fitted with maple effect base and eye level storage units with black granite effect laminate work surface over and ceramic tiled splash back. Double glazed window to rear aspect over countryside, wall mounted 'Viessmann' gas boiler, central heating control panel with space, power and plumbing for washing machine, tumble drier and fridge freezer.



## **FIRST FLOOR:**

**LANDING AREA** at top of carpeted stairs with balustrade, light fitment and recessed spotlights, loft access hatch, and smoke alarm to ceiling. Door concealing airing cupboard with water tank and immersion heater and doors off to:

**PRINCIPAL BEDROOM** (L-Shaped 24' red 13'2" x 17'3" red 8') carpeted with recessed spotlight, two wall light fitments, two single panelled central heating radiators and two double glazed windows to front and rear aspects. Far reaching views over open countryside to the rear. Room split into bedroom and dressing areas with television point, telephone point and door off to:



ENSUITE SHOWER ROOM (8'22" x 7'2") appointed with a white three piece suite comprising low flush W.C., pedestal wash hand basin and quadrant shower cubicle with sliding glass door housing a chrome thermostatically controlled mains shower. Recessed spotlight, light fitting and extractor fan to ceiling, room being fully tiled with double glazed, obscured window to rear, single panelled central heating radiator and marble effect ceramic tiled flooring.



BEDROOM 2 (13'3" x 12'7") carpeted with pendant light fitting to ceiling, single panelled central heating radiator, television point and double glazed window to front aspect.

BEDROOM 3 (14'8" max 13'2" max), carpeted with pendant light fitting to ceiling, single panelled central heating radiator, television point and double glazed window to rear aspect.



BEDROOM 4 (11'6" x 7'9"), having stained floorboards with recessed spotlights to ceiling, single panelled central heating radiator, telephone point and double glazed windows to front aspect.

FAMILY BATHROOM (11'3" max x 8'6" max) with marble effect ceramic tiled flooring, room appointed with a white four-piece suite comprising low flush W.C., pedestal wash hand basin, bath with mixer tap and hand shower attachment and quadrant shower cubicle with glass sliding door housing a chrome thermostatically controlled mains shower. Recessed spotlights to ceiling with extractor fan, and double glazed, obscured window to rear, room being fully ceramic tiled.



LOFT (25' x 11'), accessed via loft access hatch and high quality ladder, fully boarded with power and velux window to rear aspect.

### **OUTSIDE:**

TO THE FRONT OF THE PROPERTY is a private driveway offering off road parking for two vehicles, leading to an integral double Garage with twin up and over door.

GARAGE (17'6" x 16'11") with two strip lights, water supply and base and eye level storage units.



TO THE REAR OF THE PROPERTY is an enclosed, North facing rear Garden, split over two levels with raised patio seating area across the rear of the house, gravelled seating area with Summer House / Shed, and lawned area, all with shrub filled borders and views over open countryside to the rear.

**VIEWING: By appointment through Dove Property**