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



**Mayfield Road, Ashbourne, Derbyshire DE6 1AR**

£550 per calendar month

Unfurnished

Deposit £630

**GENERAL DESCRIPTION**

An immaculate, fully refurbished, semi-detached house located just a 5 minute walk to Ashbourne Town Centre. Briefly comprising Lounge, new Breakfast Kitchen, Utility Room, Downstairs Cloaks, one double and one single Bedrooms, and new Shower Room. Available unfurnished with on street parking, and Rear Yard, redecorated throughout with new flooring and central heating system.

Ideally suited to a professional couple or single. Strictly No Pets.

Early viewing highly recommended.

Council Tax Band A

EPC Band TBC

## **ACCOMMODATION**

### **GROUND FLOOR:**

ENTRANCE through UPVc entrance door with double glazed above into:

LOUNGE (12'1" x 12' max), newly carpeted with 3-point light fitment and smoke alarm to ceiling, double glazed window to front aspect and double panelled central heating radiator. Television shelf with cupboard under, television and telephone points, stairs to First Floor and door into:



BREAKFAST KITCHEN (11'10" max x 9'7" into cupboards plus corridor), having newly fitted grey ceramic tiled flooring, newly fitted with a range of cream shaker style base and eye level storage units with oak effect laminate work surface and ceramic tiled splash backs. Inset stainless steel sink with drainer and mixer tap, and newly fitted stainless steel chimney extractor hood. Space, power and plumbing for electric cooker, and fridge. With recessed spotlight to ceiling, wall mounted electrics cupboard, consumer unit, double panelled central heating radiator and double glazed window to rear aspect. Door to Cellar and open doorway through to:



UTILITY ROOM (L-shaped 8'11" red 4'7" x 6'8" into cupboards red 3'10") with ceramic tiled flooring continued from Kitchen, recessed spotlights to ceiling, single panelled central heating radiator, double glazed obscured window to side and double glazed UPVc entrance door to rear yard. Newly fitted with a cream shaker style base level storage unit with ceramic tiled splash back, oak affect laminate work surface over and inset stainless steel sink with mixer tap. Space power and plumbing for washing machine and tumble drier. Door into:





DOWNSTAIRS CLOAKS newly fitted with a white low flush W.C. Room having recessed spotlight to ceiling, extractor fan, single panelled central heating radiator and ceramic tiled flooring continued.

CELLAR (12'2" x 6') entered via staircase from Kitchen, with ceiling light fitment, power and double glazed obscured window.

## **FIRST FLOOR:**

LANDING at top of newly carpeted stairs with recessed spotlights, smoke alarm and loft access hatch to ceiling, handrail, single panelled central; heating radiator and doors off to:

BEDROOM 1 (12'1" x 12' max), newly carpeted with two double glazed windows to front and side aspects, two single panelled central heating radiators, pendant light fitting, remote central heating control panel, and door concealing airing cupboard housing a newly fitted 'Ideal Logik+' combi boiler.



BEDROOM 2 (7'7" x 6'11") newly carpeted with double glazed window to rear aspect, single panelled central heating radiator, and pendant light fitting to ceiling.

SHOWER ROOM newly appointed with a white 3 piece suite comprising low flush W.C, boxed wash hand basin with cupboard under, and large shower cubicle housing a chrome thermostatically controlled mains shower. Room part tiled with tile effect cushioned flooring, single panelled central heating radiator and double glazed obscured window to rear. Recessed spotlights and extractor fan to ceiling.



**OUTSIDE:**

TO THE REAR OF THE PROPERTY is a small yard with bin storage area and raised platform for drying.

VIEWING: By appointment through Dove Property