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Taylor Court, Sturston Road, Ashbourne, Derbyshire DE6 1BZ
£775 per calendar month Unfurnished Deposit £894

GENERAL DESCRIPTION

A modern 4 bedroom, 3 storey town house located on the Taylor Court development within walking distance of Ashbourne town centre and local amenities

This spacious property briefly comprises Entrance Hall, Downstairs Cloaks, fully fitted Kitchen/Diner with integral fridge, freezer, dishwasher, gas hob and electric, fan assisted oven. Good sized Lounge with bay window, 3 Double Bedrooms, 1 Single Bed / Study, Master with walk-in Dressing Room and Ensuite Shower Room & Family Bathroom. The property is double glazed throughout with GCH and new flooring throughout. Separate Single Garage in block with allocated parking.

EPC Band C

Council Tax Band D

ACCOMMODATION

GROUND FLOOR:

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

ENTRANCE HALL, having fitted oak effect cushioned flooring with pendant light fitting and smoke alarm to ceiling. Double panelled central heating radiator, thermostat control panel, half height wood door concealing understairs storage cupboard and doors off to:

DOWNSTAIRS CLOAKS, having fitted oak effect cushioned flooring with ceiling light fitment and double glazed, obscured window to front. Fitted with a white two-piece suite comprising low flush W.C and vanity wash hand basin, latter with ceramic tiled splash back.



KITCHEN / DINER (15'6" into cupboards x 8'1), with fitted oak effect cushioned flooring continued, recessed spotlights and three-point ceiling spotlight rail to ceiling. Double glazed window to front aspect and double panelled central heating radiator. Fitted with a range of white farmhouse style base and eye level storage units with oak effect laminate work surface over and ceramic tiled splash backs. Built-in 'Neff' appliances including single electric, fan assisted over, inset four-ring gas hob, pull out extractor hood, dishwasher and tall fridge freezer unit. Space and plumbing for washer-drier. Inset stainless steel sink with drainer, vegetable bowl and mixer tap above, with concealed 'GlowWorm 15hxi' gas boiler.



LOUNGE (15'3" x 13'6" into bay), carpeted with pendant light fitting to ceiling, double glazed windows and french doors to rear garden and aspect, main feature of the room being a fireplace with wood surround and mantel, polished limestone hearth and back plate housing a stainless steel electric fire. Telephone and television points with Sky leads.



FIRST FLOOR:

LANDING at top of carpeted stairs with open balustrade and handrail with smoke alarm and two pendant light fitting to ceiling. Door concealing airing cupboard with hot water system, stairs off to second floor and doors off to:

BEDROOM 2 (15'3" x 11'2"), carpeted with pendant light fitting to ceiling, double glazed window to rear aspect, single panelled central; heating radiator and telephone point. Internal door into Bathroom.



FAMILY BATHROOM, with oak effect cushioned flooring, appointed with a white three-piece suite comprising low flush W.C., boxed wash hand basin with two door cupboard under, and bath with chrome mixer tap and shower attachment to pole and shower screen. Room having recessed spotlights and extractor fan to ceiling, chrome heated towel rail and white wood medicine cabinet, with white ceramic tiled bath walls and splash backs.

BEDROOM 3 (9'7" x 8'3"), carpeted with pendant light fitting to ceiling, double glazed window to front aspect and single panelled central heating radiator.

BEDROOM 4 / STUDY (6'8" x 6'), carpeted with pendant light fitting to ceiling, double glazed window to front aspect and double panelled central heating radiator.



SECOND FLOOR:

LANDING at top of carpeted stairs with handrail and balustrade. Pendant light fitting, smoke alarm, double panelled central heating radiator, and door off to:

BEDROOM 1 (13'6" x 11'10"), carpeted with pendant light fitting to ceiling and double glazed dormer window to front aspect. Half height internal door concealing storage cupboard, television and telephone points. Double panelled central heating radiator and open thoroughfare through to:



DRESSING ROOM (8'6" x 7'4" into wardrobes), carpeted with pendant light fitting to ceiling, double panelled central heating radiator and white wood built-in 5 door wardrobe. Half height door concealing eaves storage cupboard and internal door into:

ENSUITE SHOWER ROOM, with oak effect cushioned flooring, recessed spotlights and extractor fan to ceiling. Appointed with a white three-piece suite comprising low flush W.C, pedestal wash hand basin and corner shower cubicle with glass sliding doors housing a chrome 'Aqualisa' thermostatically controlled mains shower. Chrome heated towel rail and mirror fronted medicine cabinet with shavers point. Double glazed, obscured Velux window

OUTSIDE:

TO THE FRONT OF THE PROPERTY is an enclosed, low maintenance, paved front garden and a communal parking area offering off road parking for one vehicle. Opposite the house is a garage block, the property enjoying its own single integral garage with up-and-over door.

TO THE REAR OF THE PROPERTY is an enclosed rear garden with patio seating area, shrub filled borders and steps down to a private gate, giving access direct onto Park Road



VIEWING: By appointment through Dove Property