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**Cedar Close, Ashbourne, Derbyshire, DE6 1FJ**

£750 per calendar month      Unfurnished      Deposit £865

**GENERAL DESCRIPTION**

A well presented 3 bedroom, detached home located in a popular residential area just 5 minutes from Ashbourne Town Centre with good links to the A52 and local amenities. Briefly comprising Entrance Hall, Lounge, attractive Kitchen Diner, two Double & one Single Bedrooms and Family Bathroom.

With spacious gardens to front and rear, rear having a good sized, elevated, decked area with Summer House / Office, private drive with car port for up to three vehicles, and single garage.

Early viewing recommended

Council Tax Band: C

EPC Band: C

# **ACCOMMODATION**

## **GROUND FLOOR**

ENTRANCE through hard wood double glazed entrance door into:

ENTRANCE HALL, having wood effect laminate flooring, recessed spotlights to ceiling, double panelled central heating radiator, stairs up to first floor and door into:

LOUNGE (14'3" max x 12'5" max), carpeted with 6-point ceiling light fitment and smoke alarm, double glazed window to front aspect, double panelled central heating radiator, television and telephone points. Main feature of the room being a recessed fireplace with stone hearth housing a gas fire. Door concealing understairs storage cupboard and further door into:



KITCHEN/DINER (15'7" x 10'8) with ceramic tiled flooring and appointed with an attractive range of light oak effect base and eye level storage units with granite work surfaces over. Inset stainless steel sink with drainer, vegetable bowl and mixer tap over. Built-in 'Zanussi' electric oven with matching microwave / grill above. Inset four ring ceramic hob with stainless steel extractor hood over. Built-in 'Smeg' dishwasher, 'Bosch' washing machine and 'Baumatic' tumble drier. Recessed tall 'Samsung' fridge freezer. Room having recessed spotlights, and carbon monoxide detector to ceiling, double glazed window to rear aspect, and double glazed french doors providing access to rear garden. Cupboard concealing combi boiler, double panelled central heating radiator, and tiled splash backs throughout.



## **FIRST FLOOR**

LANDING at head of carpeted stairs with open balustrade, having recessed spotlights and smoke alarm to ceiling, double glazed window to side aspect, door concealing airing cupboard and doors off to:

MASTER BEDROOM (14'1" x 9'6" max), carpeted with recessed spotlights to ceiling, double glazed window to rear aspect, single panelled central heating radiator and television point. Room having built-in light oak wardrobes and overhead storage cupboards with matching drawer unit.

BEDROOM TWO (11'4" x 8'5"), having wood effect laminate flooring with pendant light fitting to ceiling, double glazed window to front aspect, single panelled central heating radiator and television point.



BEDROOM THREE (7'11" x 7'), having wood effect laminate flooring with 3-point spotlight rail to ceiling, television and telephone points, single panelled central heating radiator and double glazed window to front aspect.

FAMILY BATHROOM fitted with a white three piece suite comprising low level W.C., pedestal wash hand basin, bath with thermostatically controlled mains shower over. Room having obscured window to front, ceiling light fitting, extractor fan, heated towel rail, being fully tiled.



## OUTSIDE

To the front of the property is an garden, predominantly laid to lawn with driveway to the side providing parking for up to three vehicles. A lean-to porch extends to the side of the property over this drive, leading to a detached single garage (internal dimensions 16'10" x 8'7") with electric roller door with power and light.



To the rear of the house is an attractive, split level garden with good sized lawned area, and large decked area, the top level of which houses an attractive Summer House / external Office (internal dimensions 7'5 x 7'5") having a fitted desk and wall cupboards.



**VIEWING: By appointment through Dove Property**