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Taylor Court, Sturston Road, Ashbourne, Derbyshire DE6 1BZ
£750 per calendar month Unfurnished Deposit £865

GENERAL DESCRIPTION

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

This spacious and attractive property briefly comprises Entrance Hall, Downstairs Shower Room, Bedroom 4 / Study, Utility Room, fully fitted Kitchen/Diner with integral fridge, freezer, dishwasher, gas hob and electric, fan assisted oven. Lounge, 3 further Bedrooms (1 en-suite with built in wardrobes) & Family Bathroom. The property is double glazed throughout with GCH. Integral garage with additional driveway parking.

Located near the centre of Ashbourne the house has direct access to the A52 Derby or Stoke, with the A515/A50 link roads all within a short distance.

EPC Band C

Council Tax Band D

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via double glazed UPVC door into:

ENTRANCE HALL having 'Karndean' effect flooring with two five-point chrome ceiling light fittings, and smoke alarm to ceiling. Double panelled central heating radiator, security alarm system panel, key box stairs up to first floor. Door concealing cloaks cupboard and further door concealing understairs storage cupboard. Doors off to:

DOWNSTAIRS SHOWER ROOM fitted with a white three-piece suite comprising low flush W.C, boxed vanity wash hand basin and shower cubicle with concertina door housing a thermostatically controlled mains shower. Room having tiled splash back and shower cubicle, 'Karndean' effect flooring continued from hall and heated towel rail. Recessed spotlights and extractor fan to ceiling and wall mounted medicine cabinet.

UTILITY ROOM (8'4" x 6'6" into cupboards) with 'Karndean' effect flooring and double glazed window to rear aspect. Room fitted with a double door. white farmhouse style base level storage unit with wood effect laminate work surface over. Inset stainless steel sink with drainer and mixer tap over. 'Glow Worm' combination boiler and double panelled central heating radiator to wall with extractor fan, carbon monoxide alarm and light fitting to ceiling. 'Hotpoint' washing machine under work surface and space for tumble drier.



BEDROOM 4 / STUDY (12'1" x 8'8") having carpet to floor, double glazed window to rear, double panelled central heating radiator, and pendant light fitting to ceiling. Room fitted with a white wood built-in shelving and drawer unit with overhead storage units and accompanying white desk.

FIRST FLOOR:

LANDING at top of carpeted stairs with open balustrade with smoke alarm and five-point ceiling light fitting to ceiling. Thermostat control, double panelled central heating radiator, stairs off to second floor and doors off to:

LOUNGE (15'7" x 11'5") with carpeted flooring, main feature of the room being an electric 'living flame' effect fire with polished limestone hearth with light oak mantel and surround. Telephone point and television point. Two double panelled central heating radiators, two three-point chrome ceiling light fittings and two double glazed sash windows to front aspect. Room fitted with a dark wood fifteen door storage and display cabinet with matching bookcase and standalone two door storage unit.



KITCHEN / DINER (L-Shaped 19'6" max into cupboards x 15'6" max), having two well defined areas. Kitchen area appointed with a range of white, farmhouse style base and eye level storage units with wood effect laminate work surface over. Inset stainless steel sink with vegetable bowl, drainer and mixer tap over. Integrated 'Neff' electric oven with matching inset 4 ring gas hob over, stainless steel splashback and extractor hood above. Integrated 'Neff' dishwasher and head height 'Neff' fridge freezer unit. Recessed spotlights to ceiling with brushed aluminium splash backs. Dining area with two double glazed sash windows to rear aspect, two double panelled central heating radiators, two pendant light fittings and carbon monoxide alarm to ceiling.



SECOND FLOOR:

LANDING at top of carpeted stairs with handrail and open balustrade. Smoke alarm, loft access hatch and five-point chrome ceiling light fitting to ceiling. Double panelled central heating radiator, door concealing hot water tank cupboard, and further doors off to:

BEDROOM 1 (15'8" max into wardrobes x 12'3" max) carpeted with two double glazed sash windows to front aspect, double panelled central heating radiator, television and telephone points. Three-point chrome ceiling light fitting to ceiling. Built-in four door maple effect wardrobe and door off to:



ENSUITE SHOWER ROOM appointed with a white 3 piece suite comprising low flush W.C, pedestal wash hand basin and shower cubicle housing mains thermostatically controlled shower. Room part tiled with carpet to floor, heated towel rail, and recessed spotlights to ceiling. Wall mounted medicine cabinet.

BEDROOM 2 (12'3" x 8'5") carpeted with double glazed sash window with tertiary glazing to rear aspect, single panelled central heating radiator and pendant light fitting to ceiling.

BEDROOM 3 (8'7" x 6'11") carpeted with double glazed sash window with tertiary glazing to rear aspect, single panelled central heating radiator and pendant light fitting to ceiling.



FAMILY BATHROOM appointed with a white 3 piece suite comprising low flush W.C., pedestal wash hand basin and bath with shower screen, mixer tap and shower attachment. Room being part tiled with ceramic tiled flooring, heated towel rail, and recessed spotlights and extractor fan to ceiling.

OUTSIDE:

TO THE FRONT OF THE PROPERTY is a private driveway offering off road parking for two vehicles, leading to a single integral garage with power, light and up-and-over door. Adjacent to the drive is a block paved footpath.

VIEWING: By appointment through Dove Property