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Hall Lane Mews, Ashbourne, Derbyshire DE6 1EB
£625 per calendar month Unfurnished Deposit £800

GENERAL DESCRIPTION

A spacious modern build Town House close to the centre of Ashbourne, double glazed throughout with gas central heating and private drive for two vehicles.

Briefly comprising, Entrance Hall, Downstairs Cloaks, spacious Lounge Diner with french doors to rear, fitted Breakfast Kitchen, two good sized Double Bedrooms and Bathroom.

This attractive property is available to let unfurnished, offering a convenient and comfortable living space, within easy walking distance of all local amenities. Enclosed Courtyard Garden to the rear.

Early viewing recommended.

EPC Band B

Council Tax Band B (TBC)

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via wood effect, double glazed UPVC entrance door into:

ENTRANCE HALL, having wood effect laminate flooring with pendant light fitting and smoke alarm to ceiling, single panelled central heating radiator, electrics consumer unit, stairs to First Floor and doors off to:

DOWNSTAIRS CLOAKS, with wood effect laminate floor continued from Hall, appointed with a white 2 piece suite comprising low flush W.C., boxed vanity wash hand basin. Room having ceramic tiled splash back, single panelled central heating radiator and double glazed, obscured window to front.



BREAKFAST KITCHEN (11'2" into cupboards x 8'10" max), with wood effect laminate flooring continued, fitted with a range of grey shaker style base and eye level storage units, with white granite effect laminate work surface over. Inset stainless steel sink with drainer and mixer tap over. Built-in 'Neff' electric oven with inset 'Lamona' four-ring gas hob above and stainless steel chimney extractor hood above. Ceramic tiled splash backs with space and plumbing for washer drier and space and power for tall fridge freezer unit. Ceiling light fitting and heat alarm to ceiling, wall-mounted 'Worcester' combi boiler, double glazed window to front aspect and single panelled central heating radiator.

LOUNGE/ DINER (19' x 15'1") carpeted, with two pendant light fittings to ceiling, two double panelled central heating radiators, and white UPVC double glazed french doors to rear Garden with windows to either side. Two television points.



FIRST FLOOR

LANDING at head of carpeted stairs with open balustrade, with pendant light fitment and smoke alarm to ceiling. Double glazed window to side aspect, stairs to Second Floor and doors off to:

BEDROOM 1 (L-Shaped 19' reducing 12' x 12'2" reducing 5'1") carpeted with two pendant light fittings to ceiling, two double glazed windows to front aspect, and two double panelled central heating radiators.



BEDROOM 2 (12'2" x 12'1") carpeted with pendant light fitting to ceiling, double glazed window to rear aspect, and single panelled central heating radiator.



BATHROOM appointed with a white 3 piece suite comprising low flush W.C, pedestal wash hand basin with mixer tap and bath with shower screen and shower attachment over. Room part tiled with wood effect laminate flooring, single panelled central heating radiator, and ceiling light fitment. Double glazed obscured window to rear and extractor fan.

SECOND FLOOR

LANDING at head of carpeted stairs with balustrade providing additional storage area, with pendant light fitment and smoke alarm to ceiling. Door into Loft Room closed off and not included in the tenancy.

OUTSIDE:

TO THE FRONT OF THE PROPERTY is a sunken footpath providing access to the entrance door then extending to the left side to give access to the rear.

TO THE REAR OF THE PROPERTY is an enclosed, walled Courtyard Garden with patio seating area



TO THE LEFT SIDE OF THE PROPERTY is a private drive offering off road parking for two vehicles.

VIEWING: By appointment through Dove Property