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Bernard Gadsby Close, Ashbourne, Derbyshire DE6 1RB
£735 per calendar month Unfurnished Deposit £848

GENERAL DESCRIPTION

An immaculate, semi-detached house located in a popular residential area close to Ashbourne Town Centre. Briefly comprising Entrance Hall, Lounge, separate Dining Room, fully fitted Kitchen, Downstairs Cloaks, two double and one single Bedrooms, Ensuite Shower Room to Master and Family Bathroom. Available unfurnished with driveway to side for two vehicles under covered porch and low maintenance, decked and paved garden to rear, this property is ready to move into immediately.

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

With easy access to both A52 and A38, only a 5 minute walk from Ashbourne's town centre amenities.

Early viewing highly recommended.

Council Tax Band C

EPC Band C

ACCOMMODATION

GROUND FLOOR:

ENTRANCE under portico via double glazed UPVC entrance door into:

ENTRANCE HALL, with oak effect laminate flooring, 3-point ceiling spotlight fitment to ceiling, electrics consumer unit, single panelled central heating radiator, security alarm system panel and doors off to:

DOWNSTAIRS CLOAKS fitted with a white two piece suite comprising low flush W.C and vanity wash hand basin, latter having tiled splashback. Room having oak effect laminate flooring with single panelled central heating radiator, extractor fan and ceiling light fitment.

LOUNGE (16' x 12'3"), with oak effect laminate flooring continued, 6-point light fitment and smoke alarm to ceiling and double glazed, raised bay window to front aspect. Two double panelled central heating radiators, thermostat control panel, television and telephone points, stairs to first floor and door off to:



DINING ROOM (8'11" x 8'3"), having oak effect cushioned flooring with pendant light fitting, UPVC double glazed french doors to conservatory, double panelled central heating radiator and open archway through to:



KITCHEN (10' into cupboards x 7'3" into cupboards), with oak effect cushioned flooring and double glazed window to rear aspect. Appointed with a range of cream shaker style base and eye level storage units with dark wood effect laminate work surface over. Inset stainless steel sink with drainer and mixer tap over. Built-in 'Bosch' electric oven with inset black glass 'Logik' four ring ceramic hob and stainless steel chimney extractor hood / splash back above. Wall mounted 'GloWorm Flexicom 30cx' combi boiler, under-counter

'Bko' slimline dishwasher and space / plumbing for washer drier and tall fridge freezer. 3-point ceiling spotlight fitment, heat alarm and ceramic tiled splash back.



CONSERVATORY (11'1" x 7'6"), with ceramic tiled flooring, constructed in UPVc with double glazed windows to three aspects, sliding patio door to garden, 2-point ceiling spotlights, one wall light fitment and velux window.

FIRST FLOOR:

LANDING at top of newly carpeted stairs with open balustrade, pendant light fitting, smoke alarm and loft access hatch with ladder to ceiling. Door concealing over-stairs storage cupboard, and further doors off to:

BEDROOM 1 (12'8" into wardrobes x 9'2" plus door recess), newly carpeted with double glazed window to rear aspect, single panelled central heating radiator, television point and built-in, double mirrored sliding door 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 'Mira Sport' electric shower. Room part tiled with tile effect cushioned flooring, single panelled central heating radiator and double glazed obscured window to rear. Shavers point, and ceiling light fitment.

BEDROOM 2 (10'10" max x 8'9") newly carpeted with double glazed window to front aspect, single panelled central heating radiator, built-in, double mirrored sliding door wardrobe and pendant light fitting to ceiling.



BEDROOM 3 (7'6" x 6'9") newly carpeted with single panelled central heating radiator and double glazed window to front aspect, telephone point and pendant light fitting to ceiling.

BATHROOM appointed with a white 3 piece suite comprising low flush W.C., pedestal wash hand basin and bath with mixer tap. Room being half tiled with tile effect cushioned flooring, and single panelled central heating radiator. Extractor fan and ceiling light fitment to ceiling.



OUTSIDE:

TO THE FRONT OF THE PROPERTY is a gravelled low maintenance frontage with footpath to the main entrance door. To the right thereof is a private driveway offering off road parking for up to two vehicles with covered porch over one space, leading to a gate providing access to the rear garden.



TO THE REAR OF THE PROPERTY is an low maintenance, South facing, enclosed garden with patio seating area, and split level decked seating area. The garden also enjoys a 8' x 6' wood shed and a raised herb / vegetable border.

VIEWING: By appointment through Dove Property