



25 Church Street, Ashbourne,
Derbyshire DE6 1AE Tel/Fax 01335 342936
www.doveproperty.co.uk



Moss Lane, Hulland Ward, Ashbourne DE6 3FB
£800 per calendar month Unfurnished Deposit £920

GENERAL DESCRIPTION

A well-presented link-detached bungalow with fantastic views over farmland and open countryside. Briefly comprising spacious Lounge, Dining Room, fitted Kitchen, Inner Hall, three Double Bedrooms and Bathroom with shower.

Fully double glazed with gas central heating, the property enjoys attractive landscaped Gardens to front and rear with patio seating area, two vehicle drive and attached single Garage.

Ideally suited to a professional or retired couple with keen gardening interest. Strictly No Pets.

Early viewing highly recommended.

Council Tax Band D

EPC Band D

ACCOMMODATION

GROUND FLOOR:

ENTRANCE through UPVc double glazed, leaded entrance door into:

DINING ROOM (15' x 8'8"), carpeted with chandelier style light fitment, smoke alarm, recessed spotlight and cornicing to ceiling, single panelled central heating radiator and open archway through to Kitchen. Double glazed, leaded window to front aspect affording fantastic views over local countryside, and internal door through to:



LOUNGE (17'2" x 13'7" max), carpeted with cornicing to ceiling and shelves to recess. Two double and two single wall light fitments and two single panelled central heating radiators. Double glazed, raised bay window to front aspect, again with far reaching views over countryside, television and telephone point. Main feature of the room being a stone fireplace housing a newly fitted living flame electric fire.



KITCHEN (13'8" x 7'7" into cupboards), having tile effect cushioned flooring with recessed spotlights to ceiling, double glazed window to side aspect and double panelled central heating radiator. Fitted with a range of oak country style base and eye level storage units, two glass fronted with stone effect laminate work surface and ceramic tiled splash backs. Inset stainless steel sink with drainer, and mixer tap, and space / power / plumbing for washer drier and fridge. Newly fitted 'Beko' double electric cooker with 4-ring ceramic hob, extractor fan above, UPVc double glazed entrance door to side and internal door into:

INNER HALL, carpeted with recessed spotlights, smoke alarm and loft access hatch to ceiling. Loft having sturdy ladder and combi boiler fitted within. Door concealing airing cupboard with shelving and single panelled central heating radiator. and doors off to:



BEDROOM 1 (12'1" x 9'5" max), carpeted with recessed spotlights and coving to ceiling, double glazed windows to rear aspect, television point, and single panelled central heating radiator



BEDROOM 2 (11'9" x 8'6"), carpeted with recessed spotlights and coving to ceiling, double glazed window to rear aspect, single panelled central heating radiator, and free-standing triple door wardrobe.



BEDROOM 3 (9'2" x 8'10"), carpeted with recessed spotlights and coving to ceiling, double glazed UPVc sliding patio doors to rear aspect, television point, and single panelled central heating radiator.

BATHROOM appointed with a white 4 piece suite comprising low flush W.C, boxed wash hand basin with cupboard under, bath with chrome mixer tap and quadrant shower cubicle with glass sliding doors housing a 'Mira Sport' electric shower. Room part tiled with oak effect cushioned flooring, double panelled central heating radiator, chrome heated towel rail and double glazed obscured window to side. Recessed spotlights to ceiling.



OUTSIDE:

TO THE FRONT OF THE PROPERTY is a lawned garden with footpath to rear left side, and two car driveway to the right. The driveway extends to the front entrance door, and an attached Single Garage with up and over door.

GARAGE (int. dims. 10'2" x 8'1") with power, water and light having UPVc double glazed window to rear aspect and double glazed entrance door giving access to right rear side of the property with gravelled area and greenhouse.



TO THE REAR OF THE PROPERTY is a most attractive West facing landscaped Garden with patio seating area, well maintained lawns and shrub / plant filled borders. Enjoying good sunshine most of the day, the garden extends with a footpath to a pergola arch through which is a further gravelled area with wood storage shed.



VIEWING: By appointment through Dove Property