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Hollybank, Mill Lane, Brailsford, Ashbourne, Derbyshire DE6 3BB
£735 per calendar month Unfurnished Deposit £848

GENERAL DESCRIPTION

A deceptively spacious 3 bedroomed semi-detached home situated in a village location with excellent access to A52 and other main trunk roads. Briefly comprising Entrance Porch, attractive Lounge, separate Dining Room, fitted Kitchen, Entrance Hall, Utility Room, Downstairs Bathroom, two Double and one Single Bedrooms and Shower Room.

Having views over open countryside, with split level paved garden, detached garage and driveway for 3 vehicles to the front and enclosed garden to rear, majority Double Glazing, gas central heating, early viewing highly recommended.

Council Tax Band: C

Energy Performance Certificate: D

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via hardwood door into:

ENTRANCE PORCH with carpeted floor, two double glazed windows to sides and single panelled central heating radiator. Pendant light fitting to ceiling and internal glazed door into:

LOUNGE (17'4" max x 12' max), with double glazed windows to front aspect, double panelled central heating radiator, television and telephone points and carpet to floor. Main feature of the room being a brick-built fireplace with tiled / stone hearth with oak mantle housing a multi-fuel burner.. Three point light fitting to ceiling, door concealing understairs storage cupboard and glazed internal door through to:



INTERNAL HALL, carpeted with light fitment and smoke alarm to ceiling, stairs to first floor and doors off to:

DOWNSTAIRS BATHROOM appointed with a cream three piece suite comprising low flush W.C., pedestal wash hand basin and bath. Room being half tiled with ceramic tiled floor, recessed spotlights to ceiling, double panelled central heating radiator and double glazed, obscured window to rear aspect.

UTILITY ROOM (7'10" x 2'10") with ceramic tiled floor, single glazed door to side of property. Room being tiled with space / plumbing for washing machine and tumble drier and recessed spotlight / pendant light fitting to ceiling.

DINING ROOM (11'6" max x 10') with cushioned flooring, main feature of the room being a brick built fireplace (currently capped) with pendant light fitting to ceiling, television point and single panelled central heating radiator. Double glazed external door to rear garden, thermostat control to wall and open archway into:



KITCHEN (9'10" into cupboards x 9'3" into cupboards), fitted with a range of pine effect base and eye level storage units, with laminate work surface over. Integrated 'Indesit' electric oven, with inset 'Hotpoint' four ring ceramic hob over and extractor hood above. Inset stainless steel sink with drainer and mixer tap over. Room having ceramic tiled floor, tiled splash backs, and single panelled central heating radiator. Double glazed windows to rear aspect, recessed spotlights fitted to ceiling,

FIRST FLOOR:

LANDING at top of carpeted stairs with handrail and balustrade with smoke alarm and loft access hatch to ceiling. Door concealing airing cupboard and hot water tank. Double glazed window to front aspect, smoke alarm and two pendant light fittings to ceiling, and single panelled central heating radiator. Carpet to floor and further doors off to:

BEDROOM 1 (12'1" x 11'6" max) carpeted with double glazed windows to front, single panelled central heating radiator and pendant light fitting to ceiling. Built-in double wardrobe.



BEDROOM 2 (10'1" x 10' max) carpeted with double glazed window to rear aspect, single panelled central heating radiator, and pendant light fitting to ceiling. Built-in double wardrobe.

BEDROOM 3 (9'9" x 9'4"), carpeted with double glazed window to rear aspect, single panelled central heating radiator and pendant light fitting to ceiling.



SHOWER ROOM appointed with a white 3-piece suite comprising shower cubicle housing an 'Aqualisa' thermostatically controlled shower, , pedestal wash hand basin and low flush W.C. Room is tiled with cushioned flooring, double panelled central heating radiator and double glazed opaque window to side. Recessed spotlights to ceiling and shavers point.

OUTSIDE:

TO THE FRONT OF THE PROPERTY is split level private driveway offering off road parking for three vehicles, single detached garage with up and over door having power, light and water inside. Paved area continues to the right of the property leading:



TO REAR OF THE PROPERTY is a good sized private garden, predominantly laid to lawn with paved path leading to a potting shed / storage shed at rear.

VIEWING: By appointment through Dove Property