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Rose Bank Cottage, Ednaston, Ashbourne, Derbyshire DE6 3AE
£565 per calendar month Unfurnished Deposit £650

GENERAL DESCRIPTION

A delightful, two bed cottage located in a popular village with good access to local amenities and A52 trunk road, briefly comprising Sitting Room with electric fire, Dining Room, Kitchen with appliances, one Double and one Single Bedrooms, and Downstairs Shower Room.

The property is fully double glazed with electric storage heating throughout.

Rose Bank Cottage enjoys a block paved private drive to the front offering off road parking for two vehicles, with a large, split level, South facing Garden to the rear with lawned areas, shrub and plant filled borders and a storage shed.

Cost of a Gardener is included in the rent, with an allotment available for the Tenant's use by separate negotiation.

Early viewing recommended. EPC Band E

Council Tax Band C

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via dark wood effect UPVC entrance door into:

SITTING ROOM (13' max x 12'5"), newly carpeted with pendant light fitment and smoke alarm to ceiling and two double wall light fitments. Double glazed window to front aspect, main feature of the room being a ceramic tiled fireplace with hearth and mantle, housing a newly fitted living flame effect electric fire. Television and Sky leads, telephone point, and internal door concealing stairs to First Floor. Electric storage heater and door into:



DINING ROOM (6'8" x 5'11"), newly carpeted with light fitment to ceiling, with walls half wood panelled with picture rail. Door concealing understairs storage cupboard, having light fitment, free-standing tall fridge freezer unit, shelves and terracotta tiled flooring. Open archway into:



KITCHEN (9'2" into cupboards x 6' into cupboards), having newly fitted cushioned flooring, with a range of maple effect, shaker style base and eye level storage units, with ceramic tiled splash back and stone effect laminate work surface over. Inset cream sink with drainer, vegetable bowl and mixer tap over, free-standing 'Belling' double electric cooker with 4 ring electric hob over. Under-counter 'Hotpoint' washing machine. Room with circular light fitment to ceiling, double glazed window to rear aspect and double glazed UPVC entrance door to rear. Door into:



SHOWER ROOM (8'11" x 6'), split into wash room and W.C. areas, room having ceramic tiled flooring, two ceiling light fitments and two double glazed, obscured windows to rear. Appointed with a white three-piece suite comprising low flush W.C., boxed wash hand basin with four door cupboard under, and shower cubicle with curtain housing a 'Mira Vie' electric shower. Electric storage heater.



FIRST FLOOR:

LANDING AREA at top of carpeted stairs with handrail. Cupboards concealing electrics, wall light fitment and smoke alarm. Storage heater, double glazed window to rear aspect and doors off to:

BEDROOM 1 (13'1" max x 12'3" plus recess), carpeted with light fitment to ceiling and double glazed window to front aspect. Room fitted with a range of built-in wardrobes, largest of which, with triple mirrored sliding doors concealing a recess housing the hot water tank and immersion heater. Matching chest of drawer, bedside cabinets and dressing table fitted.

BEDROOM 2 (9'3" max x 6'3"), newly carpeted with pendant light fitment, double glazed window to rear aspect and double door built-in wardrobe.



OUTSIDE:

TO THE FRONT OF THE PROPERTY is a block paved drive providing off road parking for two vehicles. A gate to the right side of the property offers access to the rear garden.

TO THE REAR OF THE PROPERTY is an attractive, split level, South facing garden with two lawned areas, and shrub / plant filled borders and mature trees. 6' x 4' wood shed, and footpaths. A Gardener is provided for the property.



Further to the above an allotment is available for use by the tenant by separate negotiation.



Strictly No Pets, No Smokers, No DSS Applicants or Sharers thank you.

VIEWING: By appointment through Dove Property