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Bernard Gadsby Close, Ashbourne, Derbyshire DE6 1RB
£895 per calendar month Unfurnished Deposit £1,030

GENERAL DESCRIPTION

A very well presented 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 front for two vehicles and attractive gardens to rear, this property is ready to move into.

Ideally suited to a professional couple or single.

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 B

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via double glazed UPVC entrance door into:

ENTRANCE HALL, carpeted with pendant light fitting to ceiling, electrics consumer unit, single panelled central heating radiator 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 light oak effect laminate flooring with single panelled central heating radiator, extractor fan and ceiling light fitting.

LOUNGE (15'10" max x 12'4" max), carpeted with pendant light fitting and smoke alarm to ceiling and double glazed, raised bay window to front aspect. Two double panelled central heating radiators, thermostat control panel, television point and Sky leads. Telephone point and door off to:



INNER HALL, carpeted with pendant light fitting, single panelled central heating radiator, stairs to first floor and door off to:

DINING ROOM (9'1" x 8'3"), carpeted with pendant light fitting, UPVC double glazed french doors to rear garden, double panelled central heating radiator and open archway through to:



KITCHEN (10' into cupboards x 7'3" into cupboards), with dark oak effect laminate flooring and double glazed window to rear aspect. Appointed with a range of light wood effect base and eye level storage units with granite effect laminate work surface over. Inset stainless steel sink with drainer and mixer tap over. Built-in 'Electrolux' electric oven with inset matching four ring gas hob and stainless steel extractor hood / splash back above. Wall mounted 'Worcester Ultracom 38cxi' combi boiler, under-counter 'Zanussi' washing

machine and freestanding tall 'Zanussi' fridge freezer. Ceiling light fitting, heat alarm and laminate splash back.

FIRST FLOOR:

LANDING at top of carpeted stairs with pendant light fitting, smoke alarm and loft access hatch to ceiling. Door concealing airing cupboard, and further doors off to:

BEDROOM 1 (12'8" max x 9'2" plus door recess), carpeted with double glazed window to rear aspect, single panelled central heating radiator, telephone point 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' power shower. Room part tiled with light oak effect laminate flooring, double panelled central heating radiator and double glazed obscured window to rear. Shavers point, ceiling light fitting and mirror fronted medicine cabinet.

BEDROOM 2 (10'10" x 8'9") carpeted with double glazed window to front aspect, and single panelled central heating radiator and pendant light fitting to ceiling.

BEDROOM 3 (7'6" x 6'9") carpeted with single panelled central heating radiator and double glazed window to front aspect 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 having glass shower screen with mixer tap / shower attachment. Room being half tiled with light oak effect laminate flooring, double panelled central heating radiator and double glazed obscured window to side. Extractor fan and ceiling light fitting to ceiling.



OUTSIDE:

TO THE FRONT OF THE PROPERTY is a driveway offering off road parking for up to two vehicles with shrub filled borders to the immediate front of the property. Access to the left of the property leads to a side gate offering rear to front access.



TO THE REAR OF THE PROPERTY is an attractive, South facing, enclosed garden with patio seating area, well maintained lawn and shrub filled borders. 6' x 4' garden shed to rear with gate to the left side as mentioned above.

VIEWING: By appointment through Dove Property