

SCARGILL  
MANN & CO

EST. 1995



33 The Green Road

, Ashbourne, DE6 1ED

**£1,949 Per Calendar Month**



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, Ashbourne, DE6 1ED

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### GENERAL INFORMATION

Refurbished to a high standard and specification, enjoying an excellent elevation position within the favoured mature location of The Green Road, which has ease of access to the comprehensive facilities available within the market town of Ashbourne with its cosmopolitan range of shops, bars, local cafés.

The property has been skilfully and extensively extended and improved to an exacting standard and now offers a sweeping driveway providing ample car standing space. A recommended internal inspection will reveal enclosed entrance porch with glazed panelling leading to an impressive reception hallway with stairs to the first floor off and media storage cupboards. There is a formal drawing room to the front with a superb feature polished cast iron fireplace, formal dining room with handcrafted built in storage cupboards, useful family room with TV points and additional storage and a magnificent open plan breakfast kitchen with a contemporary style range of fitted units with many appliances included, bi-fold doors leading to a delightful garden. There is a large utility room and a ground floor cloakroom.

To the first floor there are four principal bedrooms with two bedrooms sharing a modern contemporary en suite shower room and a refurbished family bathroom.

To the second floor, access is gained to a master suite offering walk in wardrobe, fully equipped and fitted, delightful bedroom area with French doors and Juliet balconies providing views over rear garden and a luxury en suite room.

Outside is a pleasant garden with lower level patio, raised lawns with decking ideal for alfresco dining and a children's play area. Partial access to the garage is not to be included in the let. No use of electric gates.

The property provides an enviable opportunity for a tenant to secure a delightful property within walking distance of comprehensive facilities, highly favoured local schools, recreational facilities and the delightful Peak National Park. Viewing essential.

### ACCOMMODATION TO GROUND FLOOR

#### ENCLOSED CANOPY PORCH

With black and white chequered tiled floor, solid wooden door to front with glazed panelling with oak frames to the side. Feature brickwork, central heating radiator. Hardwood door to inner hallway.

#### IMPRESSIVE INNER HALLWAY

With polished porcelain tiled floor, stairs to the first floor off, a range of built in cupboards providing storage and media facilities with power. Glazed double doors providing access to a delightful kitchen. Two central heating radiators, built in airing cupboard with high pressure water cylinder

#### CLOAKROOM

With low level WC, vanity wash hand basin and under cupboard, central heating radiator, polished porcelain tile floor

#### DINING ROOM

9'10" x 11'10" (2.99 x 3.60)

With hand crafted built in storage cupboards providing shelving, adjacent to the central chimney breast which has a large marble feature which has an original antique decorative feature fireplace with marble insert and hearth and decorative fire basket, central heating radiator, decorative coving and plantation shutters.

### FORMAL SITTING ROOM

15'5" x 13'11" (4.69 x 4.24)

With magnificent polished cast iron feature fireplace with granite insert and hearth, adjacent fitted cupboard with broadband, Sky point and separate drawers. Decorative picture rail, decorative coving, wall mounted TV HDMI points, plantation shutters to windows.

### FAMILY ROOM

10'4" x 13'0" (3.14 x 3.96)

With built in original pantry storage cupboards with drawers with full height floor to ceiling storage facilities. Recessed fireplace with wood burning stove (6 kilowatts) with glass hearth, Sky point, adjacent shelving. Polished porcelain tile floor, decorative coving.

### MAGNIFICENT CONTEMPORARY STYLE BREAKFAST KITCHEN

11'10" x 18'4" (3.61 x 5.60)

With a comprehensive range of fitted units offering inset Franke sink unit mixer tap over. A full and comprehensive range of quality base units and pan drawers with granite work surfaces over. Rangemaster cooker (with 2 electric ovens, 1 grill and 5 gas hobs), glazed splashback and chrome canopy over. American style fridge freezer, integrated dish washer, complementary wall mounted cupboards, built in microwave, two central heating radiators. Plantation shutters to windows.

Adjacent breakfast area with bi-fold doors providing access to a delightful patio with a polished porcelain tiled floor.

### UTILITY ROOM

10'6" x 10'7" (3.19 x 3.23)

With inset sink unit and base cupboard beneath, a range of drawers and base storage cupboards, complementary wall mounted cupboards, wall mounted etched glass cupboards, tall food / broom cupboards, feature wall mounted cupboard with roller shutter to front. Door to the rear off.

### ACCOMMODATION TO THE FIRST FLOOR

Landing with built in storage cupboards with shelving and storage facilities.

#### BEDROOM TWO

12'1" x 10'4" (3.69 x 3.14)

With central heating radiator, decorative picture rail, shared en suite,

#### STYLISH CONTEMPORARY EN SUITE SHOWER ROOM

With twin vanity wash hand bowls, walk in double shower with glazed doors and rain waterfall shower over, tiled surrounds, heated chrome towel rail, low level WC, tiled floor, decorative spotlighting, extractor fan, wall mounted bathroom cabinet and large illuminated mirror with de-mist function.

#### BEDROOM THREE

12'1" x 15'2" (3.69 x 4.63)

Which shares the en suite. With central heating radiator, decorative coving, cast iron feature fireplace, Sky point.

#### BEDROOM FOUR

10'4" x 13'0" (3.14 x 3.96)

With central heating radiator, varnished timber floor, decorative picture rail, cast iron feature fireplace, Sky point.

Tel: 01332 206620

## BEDROOM FIVE

10'8" x 8'6" (3.26 x 2.60)

With Velux window, plantain shutters to window and central heating radiator.

## REFUBISHED BATHROOM

With feature bath with roll top, low level WC, wash hand basin, tiled floor, half tiling to main walls, heated towel rail, decorative spotlighting, extractor fan, illuminated mirror with de-mist function. Plantain shutters to windows.

## ACCOMMODATION TO THE SECOND FLOOR

### MASTER SUITE

#### BEDROOM

13'10" x 16'4" (4.22 x 4.99)

With two central heating radiators, under-eaves storage cupboards, three Velux windows with a high pitched ceiling. Part glazed double doors providing access to;

#### LUXURY EN SUITE ROOM

With full tiling to main walls, tiled floor, curved large shower with rainwater fall shower over, separate hand held shower attachment, tiled surrounds, vanity wash hand basin, low level WC, illuminated mirror with de-mist function, decorative spotlighting, French door with Juliet balcony providing views over the garden. Separate central heating radiator, chrome towel rail and underfloor heating.

#### DRESSING ROOM

Being fully equipped with hanging rail, shelving and drawers and under eaves storage (not to be made available to tenants).

### OUTSIDE

There is a deep foregarden with sweeping drive with raised lawns and power point to the front. To the rear, there are lower level patio areas, raised lawns with decking and external power points ideal for alfresco dining, taking advantage of the commanding views. No use of electric gates. Partial access to the garage is included in the let.

### DIRECTIONAL NOTES

From the offices of Scargill Mann & Co., from the market place turn right into The Green Road and the property is situated on the left hand side.

## SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. Available from 30.09.2025.

## PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

## DEPOSIT

5 Weeks Rent.

## ADDITIONAL INFORMATION

Property construction: Brick & Tile

Parking: Driveway

Electricity supply: MAINS –

Gas Supply: Mains

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Gas Central heating

Broadband type: BT Openreach, please check Ofcom website.

## VIEWINGS

Strictly by prior appointment through Scargill Mann & Co on 01332 206620.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor

First Floor

Second Floor

33 The Green, Ashbourne DE6 1ED

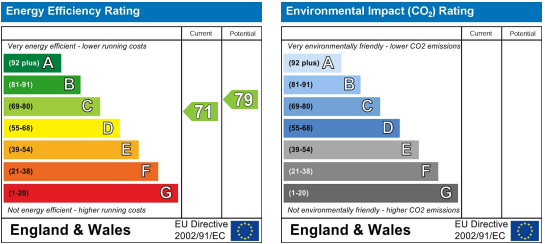
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessments First

Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.