

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

14 Tutbury Hollow Ashbourne, Derbyshire DE6 1TD



A brand new three bedroomed semi detached enjoying highly convenient position within easy reach of Ashbourne

- Gas fired central heating • Upvc double glazing • Entrance hall • Guest cloakroom • Open plan living / dining room • Well appointed kitchen • Master bedroom with en suite and built in wardrobes • Two further bedrooms • Luxury bathroom • Off street car standing • Enclosed rear garden •

£795 Per calendar month



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GENERAL INFORMATION

Occupying a favoured location, this new development, situated on the fringe of the market town of Ashbourne, this three bedroomed semi detached residence offers the benefit of gas central heating and double glazing. An internal inspection will reveal entrance hall with stairs to the first floor, guest cloakroom, open plan living / dining room and well appointed kitchen with quality units. To the first floor the principal bedroom has en suite facilities and built in wardrobes. There are two further bedrooms and a stylish family bathroom. To the rear is a lawned and enclosed garden with a degree of privacy. An adjacent driveway provides ample off street car standing and the property is set back from the road behind a low maintenance lawned fore garden.

LOCATION

The market town of Ashbourne, known as "The Gateway to the Peak District National Park", provides an excellent and varied range of amenities including shops, schools, transport and recreational facilities. It is situated only 13 miles west of Derby city centre. The A50 dual carriageway is located 8 miles south of the town and provides convenient onward travel to the M6 and Stoke on Trent to the west and other East Midlands centres to the east.

ACCOMMODATION

TO THE GROUND FLOOR

ENTRANCE HALL

With wood grain effect flooring, central heating radiator and doorway leads to

GUEST CLOAKROOM

With continuation of the wood grain effect flooring. Pedestal wash hand basin with chrome mixer tap and low flush WC. Complementary ceramic tiled splashbacks, central heating radiator and extractor fan.

OPEN PLAN LIVING / DINING ROOM 4.90m x 4.79m (16'1" x 15'9")

With two central heating radiators, TV aerial points, telephone jackpoint, useful understairs storage cupboard and upvc double glazed double doors and windows to the rear elevation.

WELL APPOINTED KITCHEN 3.13m X 2.57m (10'3" X 8'5")

With wood grain effect flooring and a range of fitted base, wall and drawer units with matching cupboard fronts. Roll edge laminated granite effect preparation surfaces with matching splashbacks, inset one and a half basin stainless steel sink unit with draining board and chrome mixer tap. Integrated electric fan assisted oven and built in four ring gas hob with stainless steel splashback and extractor hood with variable speed fan and lighting. Plumbing suitable for an automatic washing machine / dishwasher, central heating radiator and upvc double glazed window to the front elevation. Cupboard housed gas combination boiler servicing the central heating and hot water systems and feature under unit lighting.



TO THE FIRST FLOOR

Landing with useful storage cupboard, central heating radiator and doorway leads to

BEDROOM ONE 3.12m x 3.05m (10'3" x 10'0")

With built in wardrobes having sliding mirrored doors. Telephone jackpoint, TV aerial point, central heating radiator and two upvc double glazed windows to the front elevation. Doorway leads to

EN SUITE

With contemporary suite in white comprising low flush WC, pedestal wash hand basin with chrome mixer tap and shower cubicle with electric shower. Complementary ceramic wall tiling, shaving point, tile effect flooring, radiator, extractor fan and obscure double glazed window to the front.

BEDROOM TWO 2.81m x 2.66m (9'3" x 8'9")

With radiator, TV point and upvc double glazed window with pleasant aspect to the rear.

BEDROOM THREE 2.67m x 1.87m (8'9" x 6'2")

With central heating radiator and upvc double glazed windows to the rear.

FAMILY BATHROOM

With full suite in white including panelled bath with mixer tap and shower attachment over. Bi-fold glass shower screen, pedestal wash hand basin with mixer tap and low flush WC. Central heating radiator, granite effect flooring, ceramic wall tiling, extractor fan, radiator and obscure double glazed window to the side.

OUTSIDE

Directly to the rear of the property is an enclosed lawned garden. To the front is a lawned fore garden with slabbed pathway and adjacent driveway providing ample off street car standing.

DIRECTIONAL NOTES

From Ashbourne proceed up the Derby hill taking a turning right into Springfield Avenue. At the T-junction turn right onto old Derby Road, Turn left at the T-junction onto Wyaston Road, continue straight ahead at the mini traffic island, take the eventual turning left into the Radleigh development. Bear round to the right where number 14 will be located on the right hand side as denoted by our To Let board.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Strictly employed only. No smokers. No pets. Available from 1st July 2021.

PROPERTY RESERVATION FEE

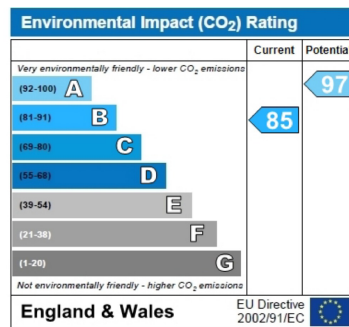
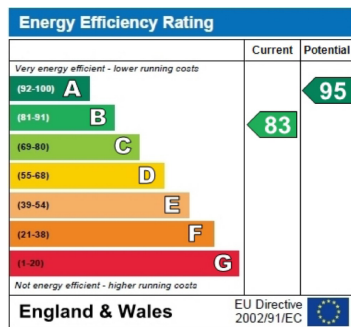
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. **NO APPLICATION FEES!**

DEPOSIT

5 Weeks Rent.

VIEWINGS

Please call Scargill Mann & Co Ashbourne Office on 01335 345460.



ASHBOURNE
BURTON UPON TRENT
DERBY
MATLOCK
LETTINGS

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