



100 The Green Road
Ashbourne
DE6 1EE

£1,500 Per Calendar Month

- A large detached home in a prime location
- Large kitchen
- Three reception rooms
- Large driveway with garage
- Beautifully manicured garden
- Let & Managed by Scargill Mann & Co

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EST. 1995

GENERAL INFORMATION

Available TO LET is this generous three-bedroom detached home in the heart of Ashbourne, which benefits from a large, manicured garden. Three spacious reception rooms and large garage.

The property in brief; comprises of Entrance Hall, large living area with feature fireplace and gas fire, dining area with garden views. The kitchen has a double electric oven and gas hob, there is also a walk in shower room located of the kitchen. Large garage attached. To the first floor are two double bedrooms and one single all featuring built in wardrobes, there is a fourth room which could be used as a Study or Nursery. Large bathroom with bath and separate shower enclosure.

LOCATION

The area has benefited greatly from the new A50 dual carriageway which links the M1 (junction 24) and the M6. This runs approximately 8 miles to the south of Ashbourne and has significantly improved access to the south and Birmingham via the junction with the A38. East Midlands International Airport is approximately 22 miles. Sailing and fishing are available at Carsington Water (3 miles) and the property also benefits from the abundance of further leisure opportunities afforded by its location within the Peak District National Park.

ON THE GROUND FLOOR

HALLWAY

With central heating radiator, carpet, staircase to first floor.





WC

With low level toilet and pedestal basin.

LOUNGE

5.53m x 3.56m (18'1" x 11'8")

Spacious lounge with double central heating radiator & Gas fire with surround and carpet.

DINING ROOM

5.82m x 3.21m (19'1" x 10'6")

Large UPVC windows with garden views, access to the back garden.

RECEPTION ROOM

4.02m x 3.3m (13'2" x 10'9")

With Gas central heating, UPVC double glazing and carpet. Access to the kitchen.

KITCHEN

3.94m x 3.08m (12'11" x 10'1")

Large kitchen with Double electric Oven and four ring Gas Hob. Double sink with drainer & mixer tap, range of wooden fronted wall and base units with plenty of storage, tiled flooring.

TO THE FIRST FLOOR

BEDROOM ONE

4m x 3.50m (13'1" x 11'5")

Large double with UPVC double glazing, carpet and built in wardrobes.

BEDROOM TWO

2.92m x 2.69m (9'6" x 8'9")

Double room with UPVC double glazing, carpet and built in wardrobes.

BEDROOM THREE

2.75m x 1.92m (9'0" x 6'3")

Single bedroom with UPVC double glazing and carpet and built in wardrobes.

BATHROOM

1.76m x 1.73m (5'9" x 5'8")

With three piece white suite comprising, panelled bath, low level w.c, built in vanity cupboard with hand basin. Separate shower enclosure with mains shower shower unit, UPVC double glazed window, extractor fan and vinyl flooring.

OUTSIDE & GARDENS

Well-manicured lawned garden, large paved driveway.

GARAGE

9.72m x 3.16m (31'10" x 10'4")

Large garage with electric door, access via the kitchen via UPVC single door.

DIRECTIONAL NOTE

From the market place turn right into The Green Road and the property is situated on the right hand side.

SPECIFIC REQUIREMENTS

The property is let unfurnished. No Smokers. Available 1st June

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 with double glazing

Parking: Driveway

Electricity supply: MAINS - EDF

Gas Supply: MAINS - EDF

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Gas Central Heating

Broadband type: BT Openreach, please check Ofcom website.

VIEWING

Strictly by appointment through Scargill Mann & Co 01332 206620.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	