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Yew Tree Lane, Bradley, Ashbourne DE6 1PG
£1,300 per calendar month Unfurnished Deposit £1,500

GENERAL DESCRIPTION

An immaculate, fully redecorated, semi-detached home with views over open countryside in a peaceful village location. Briefly comprising Entrance Hall, Lounge, Kitchen Diner, Utility Room, Study / Bedroom 5, Downstairs Cloaks, three Double and one Single Bedrooms, Bathroom & Shower Room.

Having oil fired central heating and double glazed throughout, the property enjoys gardens to front and rear, latter with shed and patio seating area and private driveway for up to 4 vehicles.

Early viewing recommended.

Council Tax Band C

EPC Band D

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via UPVc, double glazed, obscured entrance door, under portico into:

ENTRANCE HALL, carpeted with pendant light fitting and smoke alarm to ceiling, single panelled central heating radiator, stairs to First Floor and doors off to:

LOUNGE (17' x 11'11" max) newly carpeted with coving, 5-point light fitting, smoke alarm and CO detector to ceiling, and two double wall light fittings. Double glazed window to front aspect, single and double panelled central heating radiators and telephone / broadband point. Sky leads with main feature of the room being a brick-built fireplace with slate hearth housing a black cast iron, single door log burner, and oak mantle over. UPVc double glazed french doors to rear garden with views over countryside.



KITCHEN DINER (23'11" into cupboards x 11'5" reducing to 9'7" plus recess), having cream ceramic tiled flooring, with well defined Dining and kitchen areas by way of open archway. Dining area (11'5" x 10'3") with pendant light fitting to ceiling, double panelled central heating radiator and double-glazed window to front aspect. 'Danfoss thermostat control panel; and open archway through to Kitchen area, having two pendant light fittings and one ceiling light fitting, with double glazed window to rear aspect. Double panelled central heating radiator, UPVc double glazed entrance door to rear garden and internal doors through to understairs storage cupboard, Pantry and Utility Rooms. Fitted with a range of mid oak base and eye level storage units with black granite effect laminate work surface and inset stainless steel sink with drainer, vegetable bowl and chrome mixer tap over. Free-standing 'Zanussi' double oven electric cooker with 4-ring ceramic hob and built-in extractor fan above and stainless-steel splash back. Under-counter 'Whirlpool' dishwasher.





PANTRY, with cream ceramic tiled flooring continued with ceiling light fitting, double glazed window to rear aspect, shelving, consumer unit and electric meter. Free-standing tall 'Logik' fridge freezer.

UTILITY ROOM (13'2" x 7'10" max) having cream ceramic tiled flooring continued, with two pendant light fittings, extractor fan and smoke alarm to ceiling. Room fitted with a range of white base level storage units with grey granite effect laminate work surface over and inset stainless steel sink with drainer and mixer tap. Single panelled central heating radiator and double glazed window to side aspect with space, power and plumbing for washing machine and tumble drier. Doors off to:



STUDY / BEDROOM 5 (12'2" x 7'10"), having oak effect laminate flooring with two pendant light fittings to ceiling, two double glazed windows to front and side aspects and single panelled central heating radiator.

DOWNSTAIRS CLOAKS, having cream ceramic tiled flooring continued, with light fitting and extractor fan to ceiling, and double glazed, obscured window to rear. Single panelled central heating radiator, with white low flush W.C. and boxed vanity wash hand basin with chrome mixer tap over single door cupboard.

FIRST FLOOR:

LANDING at top of carpeted stairs with handrail, two pendant light fittings, circular skylight and smoke alarm to ceiling, single panelled central heating radiator and double-glazed window to rear aspect with views. Two double door cupboards concealing built-in wardrobe and airing cupboard and doors off to:

BEDROOM 1 (11'11" x 9'2" plus door recess) newly carpeted with pendant light fitting to ceiling, double glazed window to front aspect, single panelled central heating radiator and double louvre doors concealing recessed, deep wardrobe.



BEDROOM 4 (9' x 8'2"), carpeted with pendant light fitting to ceiling, double glazed window to rear aspect with views over countryside and single panelled central heating radiator.



BEDROOM 2 (11'4" x 10'1"), carpeted with pendant light fitting and loft access hatch to ceiling (with ladder being part boarded), double glazed window to front aspect, single panelled central heating radiator and raised half-height doors concealing recessed storage cupboard.

BEDROOM 3 (10'9" x 10'1") carpeted with pendant light fitting and smoke alarm to ceiling, double glazed windows to front and side aspects, single panelled central heating radiator and recessed shelving unit. White double doors concealing built-in wardrobe.



BATHROOM having grey wood effect laminate flooring, with recessed spotlights and extractor fan to ceiling, appointed with a white 3-piece suite comprising low flush W.C., boxed wash hand basin with chrome mixer tap, over 6 door cupboards and 2 drawers, and P-shaped bath with glass shower screen with mixer tap and shower attachment to bracket. Double glazed obscured window to rear and chrome heated towel rail.

SHOWER ROOM having grey wood effect laminate flooring, with recessed spotlights and extractor fan to ceiling, appointed with a white 3-piece suite comprising low flush W.C., pedestal wash hand basin with mixer tap and large walk-in quadrant shower cubicle with glass sliding doors housing a new chrome thermostatically controlled mains shower with hand attachment and monsoon head. Double glazed obscured window to rear, chrome heated towel rail and backlit mirror.



OUTSIDE:

TO THE FRONT OF THE PROPERTY is a lawned front garden with raised borders adjacent to a large tarmac drive for up to four vehicles.

TO THE LEFT OF THE PROPERTY is a footpath with further raised borders and gate through ..

TO THE REAR OF THE PROPERTY, is a good sized lawned garden with patio seating area, wood garden shed, oil tank, combination oil fired boiler and raised vegetable patch. Views to the rear over local countryside.

