

3 Church View North Leys, Ashbourne, DE6 1DQ

£850 Per Calendar Month





Traditional terrace property, benefitting from a spacious living accommodation, on an elevated part of Ashbourne. A welcoming dining space featuring a charming open fireplace as its focal point. The room includes a staircase rising to the first-floor landing, a useful under-stairs storage cupboard, central heating radiator with thermostat, and telephone point. An open archway leads through to the lounge, this benefits from a feature electric fireplace with an attractive timber Adam-style surround, central heating radiator, and a composite front entrance door. The Kitchen is fitted with a range of matching base and wall-mounted cupboards and drawers, complemented by wood-block preparation surfaces with drop edges. The kitchen includes a freestanding gas hob, cooker and grill with extractor hood, sink and drainer unit, and space for freestanding and under-counter appliances. The space enjoys natural light from a frosted UPVC double-glazed window to the side and three additional single-glazed units. The bathroom is fitted with a modern three-piece suite comprising a low-level WC with continental flush, wash hand basin with mixer tap, and panelled bath with electric shower over. Additional features include a frosted UPVC double-glazed window to the side, heated towel radiator, and an airing cupboard housing the gas-fired central heating combination boiler.

Rear Porch

Constructed with a brick base and timber frame, the rear porch features a timber double-glazed door opening to the garden and an internal UPVC door leading into the main accommodation.

Dining Room

A welcoming dining space featuring a charming open fireplace as its focal point. The room includes a staircase rising to the first-floor landing, a useful under-stairs storage cupboard, central heating radiator with thermostat, and telephone point. An open archway leads through to the lounge.

Lounge

A bright and comfortable living area with a UPVC double-glazed window to the front elevation. The room benefits from a feature electric fireplace with an attractive timber Adam-style surround, central heating radiator, and a composite front entrance door.

Kitchen

Fitted with a range of matching base and wall-mounted cupboards and drawers, complemented by wood-block preparation surfaces with drop edges. The kitchen includes a freestanding gas hob, cooker and grill with extractor hood, sink and drainer unit, and space for freestanding and under-counter appliances. There is also a carbon monoxide detector for added safety. The space enjoys natural light from a frosted UPVC double-glazed window to the side and three additional single-glazed units.

Landing

Providing access to all first-floor rooms and the loft via a hatch with pull-down ladder. The loft space benefits from a window to the front elevation, electric storage heater, lighting, and exposed beamwork — offering potential for conversion (subject to regulations).

Bedroom One

A spacious double bedroom with a UPVC double-glazed window to the front elevation, central heating radiator, telephone point, and TV aerial connection.





ABODE



Bedroom Two

With a UPVC double-glazed window overlooking the rear elevation, central heating radiator, and a practical over-stairs storage cupboard complete with hanging rail.

Bathroom

Fitted with a modern three-piece suite comprising a low-level WC with continental flush, wash hand basin with mixer tap, and panelled bath with electric shower over. Additional features include a frosted UPVC double-glazed window to the side, heated towel radiator, and an airing cupboard housing the gas-fired central heating combination boiler.

Attic

With a glazed velux window to the front elevation, electric storage heater exposed beam work to ceiling and eaves storage.



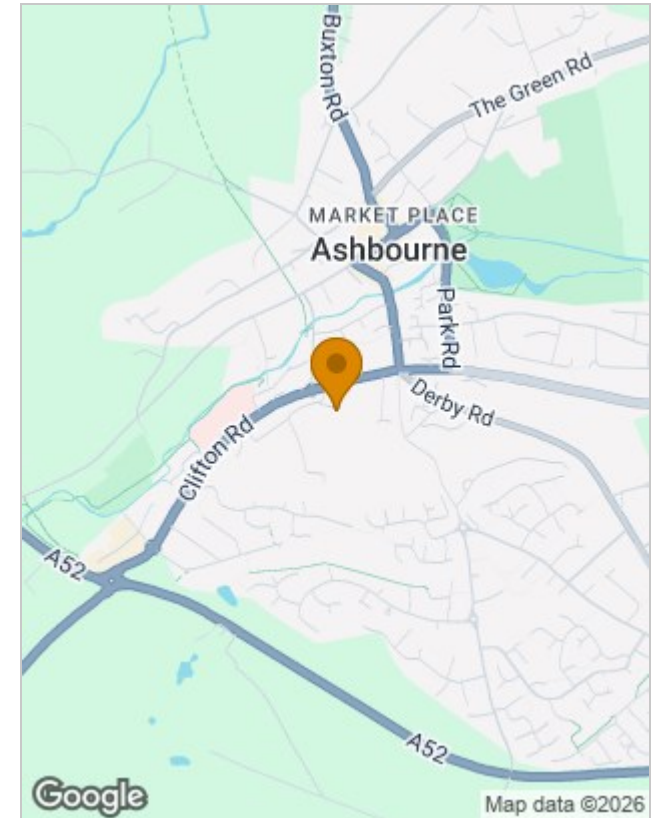
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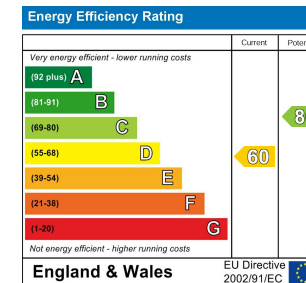
Floor Plans



Location Map



Energy Performance Graph



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