

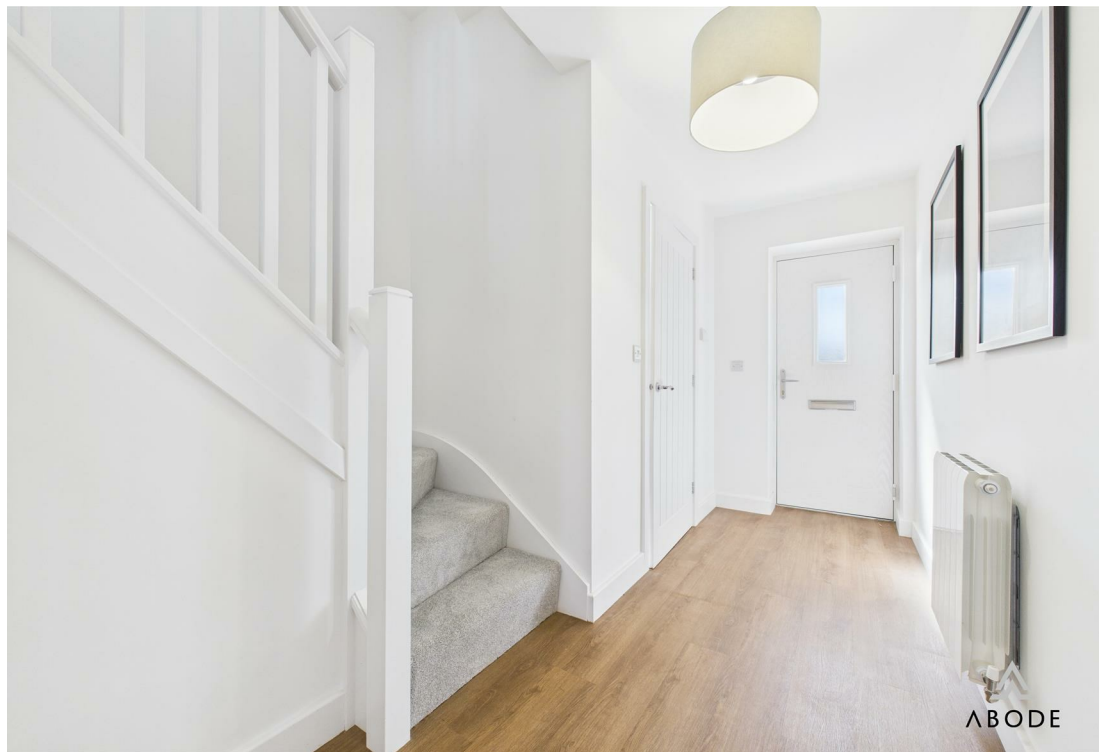
King Edward Street, Ashbourne, DE6 1BW

£1,300 Per Calendar Month





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Welcome to Old Bowling Green, an exciting new development nestled in the heart of Ashbourne, Derbyshire. Boasting a harmonious blend of modern comfort and traditional charm, Old Bowling Green offers six thoughtfully designed dwellings, each tailored to suit the needs of contemporary living.

The Bowling Green is a fantastic development situated in a prime location just a short walk from Ashbourne town centre consisting of 6 three bedroom new build town houses. The developers take pride in ensuring each plot has been finished to the highest standard. The properties benefit from double glazing and a highly efficient Air Source Heat Pump/cylinder to provide hot water and heating. This plot briefly comprises of an Entrance hall; Guest Cloakroom; Open Living Kitchen Diner; Three Bedrooms; Ensuite To The Master; Family Bathroom; Gardens and Allocated Parking.

N.b. The images used for this listing have been used from Plot I and do not represent future specifications for other plots and should be used for illustration purposes only.

HALL

Entrance door into the hall with stairs to the first floor and a radiator.

CLOAKROOM

Vanity sink unit with a wash hand basin and storage under, low flush wc and radiator.

OPEN PLAN LIVING

The sitting and dining area offers doors onto the garden and a radiator. The kitchen offers fitted wall mounted, base and drawer units with work surfaces and sink and drainer unit. Bosch integrated appliances an oven and induction hob with extractor, washer dryer and dishwasher, and a fridge freezer.

FIRST FLOOR LANDING

Airing cupboard, stairs to the second floor and doors to -

BEDROOM

Windows and radiator.

BEDROOM

Window and radiator.

BATHROOM

Panel enclosed bath with a shower, low flush wc, vanity sink unit with wash hand basin and storage under, radiator.

SECOND FLOOR LANDING

Cupboard and door to -





Ensuite - Fully tiled Shower enclosure with thermostatic bar mixer shower with adjustable & fixed head. Sink / Vanity unit. WC.

Heating - Highly efficient Grant Air Source Heat Pump and cylinder to provide hot water and heating. Highly efficient and stylish Grant Alfinia Aluminium Radiators.

Flooring - LVT flooring to bathrooms and kitchen areas.

Electrics - BT Openreach Fibre Broadband ready. Burglar Alarm.

Exterior - Flush casement UPVC double glazed windows and doors. Outside rear raised decked area leading to Indian sandstone patio onto lawned garden.

BEDROOM

Good size room with french Upvc doors to a Juliet balcony, radiator, two sky light windows and door to -

EN SUITE

Shower, low flush wc, vanity sink unit with wash hand basin and storage under, radiator.

OUTSIDE

Garden and allocated parking.

SPECIFICATION

Kitchen - Locally made bespoke kitchens. Featuring integrated dishwasher, washer/dryer & fridge/freezer. Bosch oven, hob & extractor.

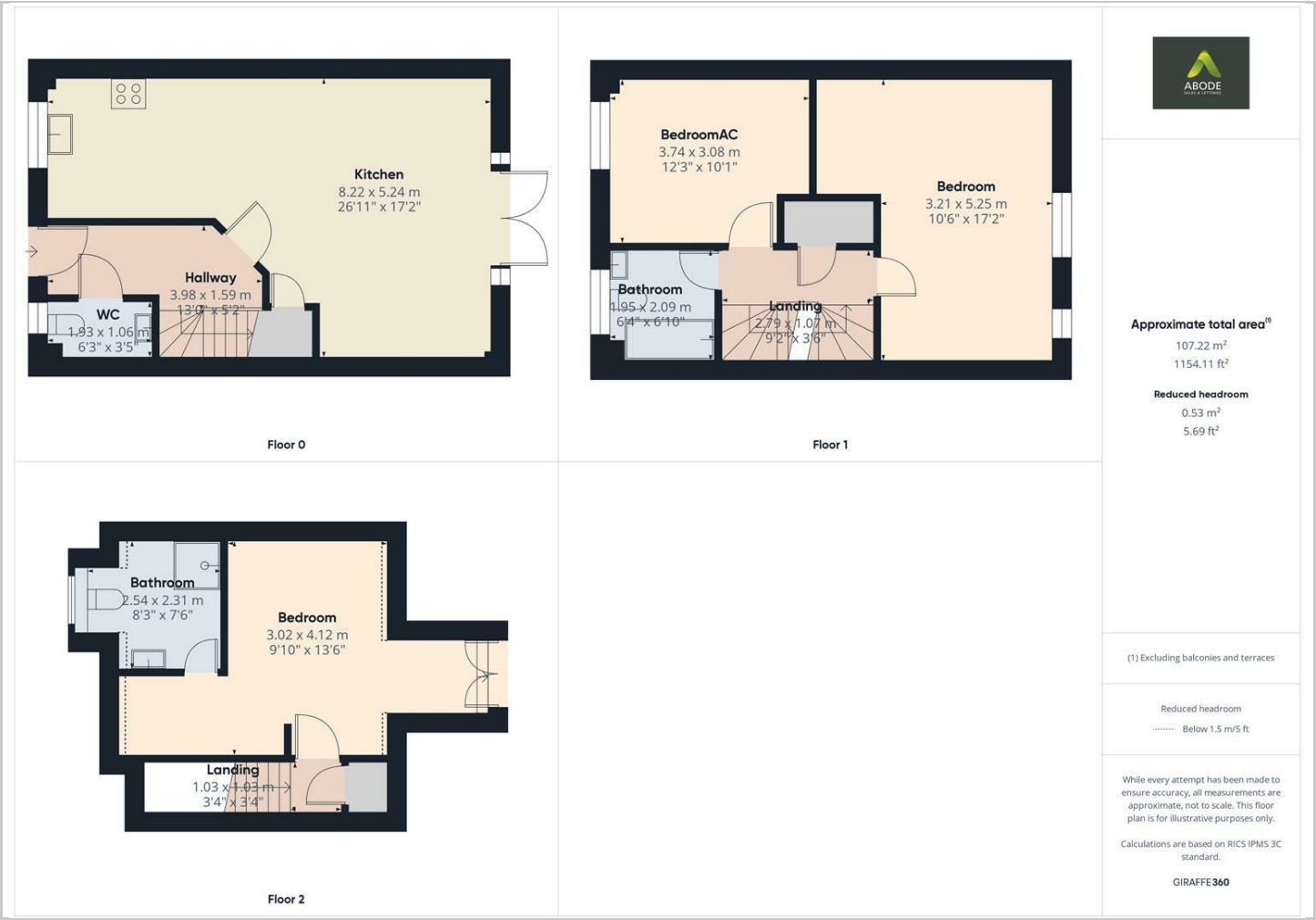
Cloakroom - Sink / Vanity Unit WC.

Family Bathroom - Sink / Vanity Unit. Fully tiled Bath/shower with screen and thermostatic bar mixer shower with adjustable & fixed head. WC.

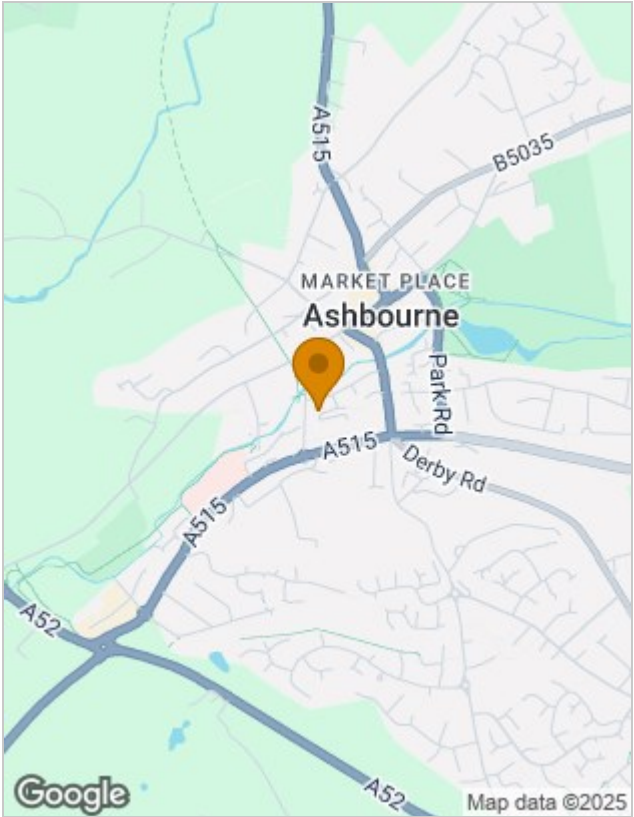




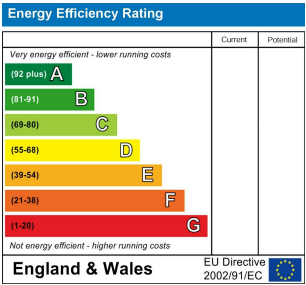
Floor Plans



Location Map



Energy Performance Graph



Please contact our Burton Lettings Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.