

# SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

## 9 Poplar Crescent Ashbourne, Derbyshire DE6 1HY



**A light and spacious two bedroom detached bungalow, enjoying cul-de-sac position**

- Gas fired central heating • Sealed unit double glazing • Entrance hall • Guest cloakroom • Dining area • Spacious sitting room • Fitted kitchen • Two double bedrooms • Bathroom with full suite and shower • Integral garage • Enclosed rear garden • Driveway providing ample off-street car standing •

**£825 Per calendar month**



**4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 206620**

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## GENERAL INFORMATION

An internal inspection is highly recommended as this two double bedroom bungalow, offers light and spacious living accommodation with the added benefit of gas central heating and sealed unit double glazing throughout.

The accommodation briefly comprises, entrance hall, guest cloakroom, dining area, sitting room with feature fireplace, fitted kitchen, two double bedrooms with built-in wardrobes, family bathroom with full suite and shower.

To the rear of the property, is an enclosed lawned garden with patio.

A driveway provides ample off-street car standing and in turn leads to a good sized integral garage.

## LOCATION

The property enjoys a cul-de-sac locality and is within walking distance of the comprehensive range of facilities available at the market place in Ashbourne with many local shops, cafés and bars, employment opportunities and delightful walks as the Peak District National Park is a short drive away.

## ACCOMMODATION

### **ON THE GROUND FLOOR**

#### **ENTRANCE HALL**

UPVC double glazed panelled entrance door.

#### **GUEST CLOAKROOM**

With low flush w.c., ceramic wall tiling and obscure double glazed window to the front.

#### **DINING AREA 3.28m x 3.14m (10'9" x 10'4")**

Radiator, telephone jack point and sealed unit double glazed window to the side. Double doors lead to:-

#### **SITTING ROOM 6.39m x 3.78m (21'0" x 12'5")**

Feature fireplace incorporating living flame coal effect gas fire, two central heating radiators sealed unit double glazed window to the rear, double glazed sliding patio doors provide access to the rear garden.

#### **FITTED KITCHEN 3.85m x 2.62m (12'8" x 8'7")**

Wood grain effect flooring, range of fitted base, wall and drawer units having matching cupboard and drawer fronts, roll edge laminate preparation surfaces with inset 1½ basin composite sink unit with draining board and mixer tap, complementary tiled splashbacks, built-in four ring gas hob, integrated electric oven and eye level grill, please note the free standing appliances are provided as gesture of goodwill and do not form part of the contract, these include automatic dishwasher, washing machine and refrigerator. Doorway leading to the integral garage. Sealed unit double glazed window to the rear

#### **BEDROOM ONE 4.35m x 2.96m (14'3" x 9'9")**

Built-in wardrobes, central heating radiator and UPVC double glazed bay window to the front.

#### **BEDROOM TWO 3.15m x 2.77m (10'4" x 9'1")**

Built-in wardrobes, double glazed bay window to the front and central heating radiator.



### **BEDROOM THREE 2.37m x 2.15m (7'9" x 7'1")**

With central heating radiator and sealed unit double glazed window to the front.

### **BATHROOM**

Full suite comprising, panelled bath with mixer shower over, low flush w.c., pedestal wash hand basin, floor to ceiling ceramic wall tiling, centrally heated ladder style towel rail, useful airing cupboard with built-in radiator and additional cupboard housing the combination boiler which services the central heating and hot water systems, obscure double glazed window to the side elevation.

### **OUTSIDE & GARDENS**

Directly to the rear of the property, is a lawned garden with mature hedging and shrubs, patio and greenhouse.

### **INTEGRAL GARAGE 11.90m x 2.42m (39'1" x 7'11")**

Concrete floor, power, lighting, UPVC panelled door provides access to the garden and timber double doors.

The property is approached a Tarmac driveway with adjacent lawned mature foregarden.

### **DIRECTIONAL NOTE**

The approach from our Ashbourne office is to proceed down Buxton Road, bearing left onto St Johns Street and at the t-junction turn right onto Park Road (A515). Proceed along this road and upon reaching the traffic light junction, turn right into Sturston Road, thereafter at the traffic light junction

bear left onto Derby Road, proceed up the hill and having past the petrol station, turn right into Old Derby Road. Proceed along taking the first left turning into Willowmeadow Road, thereafter the first turning on the right into Beech Drive. Proceed along before taking the eventual turning right into Poplar Crescent. The property is located at the end of the cul-de-sac.

### **SPECIFIC REQUIREMENTS**

The property is to be let unfurnished. Strictly employed only. No smokers. No pets. Available from 17th January 2019. Please note the free standing appliances are provided as gesture of goodwill and do not form part of the contract, these include automatic dishwasher, washing machine and refrigerator.

### **TENANCY FEES**

£198 per applicant

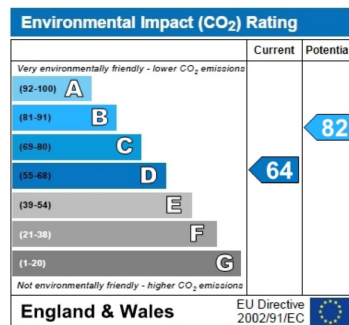
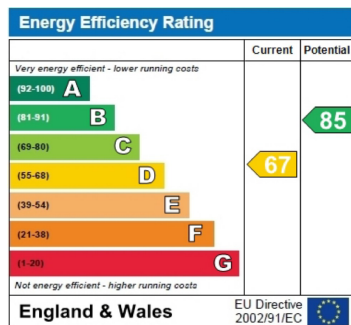
Deposit = one month's rent plus £100

£60 inventory fee

£42 tenancy deposit fee

### **VIEWING**

By appointment through Scargill Mann & Co on 01335 345460.



**ASHBOURNE**  
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**DERBY**  
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