

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

56 Meadow Vale Duffield, Derby, DE56 4DG



- Gas fired central heating Sealed unit double glazing Sought after village location Entrance hall • Living room with gas fire Fitted kitchen • Lean-to conservatory • Two double bedrooms • Bathroom with full suite • Enclose drear garden with excellent views • Lawned fore garden • Well worthy of inspection •

£650 Per calendar month



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

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GENERAL INFORMATION

This tastefully decorated two bed roomed semi detached bungalow, situated within a highly regarded village known as Duffield. Duffield provides a broad range of amenities and facilities within walking distance of the property to include schooling at all levels, choice of shops, reputable public houses, restaurants and delightful surrounding countryside. Furthermore main link roads can be accessed easily to include the A38, A6 and A52 connecting to other regional centres and the motorway network.

ACCOMMODATION

ENTRANCE HALL

With central heating radiator and doorway leads to:-

SITTING ROOM 3.95m x 3.64m (13'0" x 11'11")

With central heating radiator and three uPVC double glazed windows to the front, telephone jack point, useful recessed cupboard, wall mounted gas fire.

FITTED KITCHEN 3.03m x 3.08m (9'11" x 10'1")

With double radiator and a range of matching base, wall and drawer units, fitted work surfaces with built-in stainless steel sink unit and draining board, double glazed window in uPVC frame to the side.

LEAN-TO CONSERVATORY

With ceramic floor tiling, double glazed windows to the rear, two glazed and panelled doors leading to the garden. Lighting laid on.

BEDROOM ONE 3.62m x 3.32m (11'11" x 10'11")

Radiator, built-in airing cupboard and two double glazed windows to the front.

BEDROOM TWO 3.00m x 2.66m (9'10" x 8'9")

With radiator and double glazed window to the rear

overlooking the garden and views beyond.

FITTED BATHROOM

With full white suite comprising panelled bath, wall mounted wash hand basin, low flush wc, ceramic wall tiling, radiator and obscure double glazed window to the rear.

OUTSIDE

To the rear of the property is a lawned garden with raised vegetable borders, pathway and views over the surrounding playing field and wooded hillside beyond. The property is set back from the road behind a lawned fore garden.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Strictly employed only, no smokers, no pets. Available 12 March 2022.

PROPERTY RESERVATION FEE

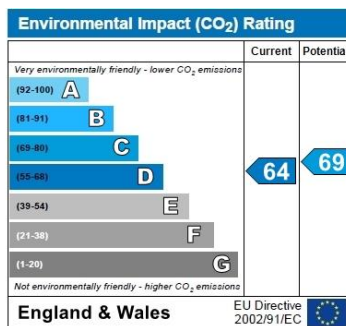
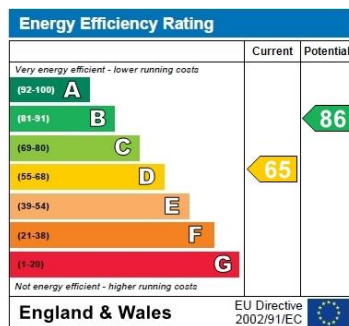
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT

5 Weeks Rent.

VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office 01332 206620.



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