



Duck Pond View Knowle
Farm
Hazelwood
Derby
DE56 4AP

Per Calendar Month
£795 Per Calendar Month

- Oil fired central heating
- Sealed unit double glazing
- Entrance hall
- Utility room
- Well-appointed kitchen dining area
- Bathroom
- Private off-street covered car standing
- Delightful views

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

An internal inspection is highly recommended, as this skilfully converted light and spacious apartment, boasts the wealth of charm and character throughout, with many original features, boasting both oil fired central heating and sealed unit double glazing.

Internally the accommodation briefly comprises, entrance hall with feature spiral staircase, utility room, open plan living room with kitchen and dining area and feature window to the front. A double bedroom with built-in furniture and wardrobes with a feature balcony enjoying fine far reaching over the surrounding rolling Derbyshire countryside.

A well-appointed bathroom including panelled bath and shower cubicle, with thermostatic mixer shower.

The property is approached via a gravelled courtyard with turning circle and off-street covered car parking for one vehicle. Additional parking is available.

LOCATION

Hazelwood is the most delightful and sought after village on the north side of Duffield with fast access to Derby City Centre and Ashbourne.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With ceramic flooring, central heating radiator and feature sealed unit double glazed window to the front. Doorway leads to:-

UTILITY ROOM

With a continuation of the ceramic flooring, fitted work surface with inset stainless steel sink unit and draining board, base storage cupboard and automatic washing machine/dryer. Worcester boiler servicing the central heating system, centrally heated ladder style towel rail and extractor fan. Complementary ceramic wall tiling.

OPEN PLAN LIVING AREA

5.09m x 4.80m (16'8" x 15'8")

With exposed trusses, stonework, contemporary vertical central heating radiator, ample dining space.





KITCHEN AREA

Comprises, a range of fitted base, wall and drawer units, roll edge granite laminated preparation surfaces with inset circular sink unit and draining board, mixer tap in chrome, integrated electric fan assisted oven with built-in four ring electric hob, stainless steel extractor hood with variable speed fan and lighting over, complementary ceramic wall tiling, integrated refrigerator and freezer and built-in dishwasher. Sealed unit double glazed window to the rear and two additional sealed unit double glazed Velux roof lights with fitted blinds.

BEDROOM

5.04m x 2.97m (16'6" x 9'8")

With exposed feature trusses, sealed unit double glazed Velux roof light with fitted blind, built-in wardrobes and dressing table. feature wall lighting, central heating radiator and double doors lead to a balcony with exceptional views over the surrounding countryside and duck pond.

EN-SUITE BATHROOM

Comprising, panelled bath, pedestal wash hand basin with mixer tap, low flush w.c., shower cubicle with thermostatic mixer shower, centrally heated ladder style towel rail, sealed unit double glazed Velux roof light, complementary ceramic wall tiling and extractor fan.

OUTSIDE & GARDENS

The property is approached via a gravelled driveway with turning circle, where covered car standing can be found.

DIRECTIONAL NOTE

The approach from Derby is via the A6 travelling north towards Duffield, before entering Duffield, take the left hand turning at the traffic lights onto Wirksworth Road and proceed out of Duffield passing the Ecclesbourne Garden Centre, take the eventual turning right as sign posted to Hazelwood onto Nether Lane, proceed for a short distance before the entrance to Knowle Farm is located on the left hand side, just after the red post box.

SPECIFIC REQUIREMENTS

The property is to be let furnished. Will accept children and students. No smokers, no pets. Available from

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.

ASHBOURNE

8 Market Place
Ashbourne
Derbyshire
DE6 1ES

T: 01335 345460

E: ashbourne@scargillmann.co.uk

BURTON UPON TRENT

Unit 17 Eastgate Business Centre
Eastern Avenue
Burton upon Trent
DE13 0AT

T: 01283 548194

E: burton@scargillmann.co.uk

DERBY

4 St James's Street
Derby
DE1 1RL

T: 01332 207720

E: enquiries@scargillmann.co.uk

MATLOCK

3 Parkside
Olde Englishe Road, Off Dale Road
Matlock
DE4 3SX

T: 01629 584591

E: matlock@scargillmann.co.uk

DERBY LETTINGS

4 St James's Street
Derby
DE1 1RL

T: 01332 206620

E: lettings@scargillmann.co.uk

