

SCARGILL  
MANN & CO

EST. 1995



41a Holloway Road

Duffield, Belper, DE56 4FE

**£1,595 Per Calendar Month**



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## GENERAL INFORMATION

Located down a private road is a spacious four bedroom detached family home with two reception rooms, kitchen, utility, bathroom and en-suite.

Private mature rear garden, driveway and a double garage.

## LOCATION

Duffield offers a wide range of local shopping facilities, restaurants, public houses, local tennis and squash club, cricket club, football clubs, bank and coffee shops. Duffield is situated on the A6 and offers easy access to the Derby ring road which in turn ensures swift onward travel to the M1 motorway and Derby city centre. The A6 also offers access to Belper and Matlock town centres and onto the Peak District. An early internal inspection of the property is most strongly recommended. Ecclesbourne school catchment area.

## ACCOMMODATION

### ON THE GROUND FLOOR

#### HALL

7'1" x 6'0" (2.16m x 1.85m)

With open staircase leading to the first floor.

#### LOUNGE

17'11" x 14'7" (5.47m x 4.47m)

Freshly Decorated and new carpet, Gas fire, double glazed windows.

#### DINING ROOM

21'10" x 11'10" (6.68m x 3.63m)

Inset gas fire, double glazed windows, patio doors

leading to the rear garden. Freshly decorated and brand new LVT Flooring.

#### KITCHEN

15'4" x 6'5" (4.68m x 1.97m)

Stainless steel sink unit, Brand new fitted units, brand new double electric oven and induction hob, integrated fridge/freezer, double glazed windows.

#### UTILITY ROOM

7'2" x 4'5" (2.2m x 1.35m)

With washing machine, dishwasher and door giving access to the garden.

#### BEDROOM FOUR

10'2" x 10'2" (3.11m x 3.10m)

Double Bedroom with brand new flooring and freshly decorated. Double glazed window, boiler cupboard.

#### BATHROOM

6'10" x 5'11" (2.09m x 1.81m)

Bath with shower, wash hand basin, low level w.c., double glazed obscure window.

### TO THE FIRST FLOOR

#### BEDROOM ONE

14'7" x 10'0" (4.47m x 3.07m)

With fitted wardrobes, double glazed window.

#### EN-SUITE

8'10" x 5'8" (2.7m x 1.74m)

Shower cubicle with electric shower, wash hand basin, w.c., obscure double glazed window.

#### STUDY AREA

10'11" x 8'11" (3.34m x 2.72m)

With double glazed window.

Tel: 01332 206620



## BEDROOM

17'8" x 10'1" (5.41m x 3.09m)

With double glazed windows overlooking the front and rear.

## BEDROOM THREE

11'11" x 8'9" (3.65m x 2.67m)

Fitted wardrobes, double glazed windows.

## OUTSIDE & GARDENS

To the rear of the property, there is a mature established private rear garden with lawn, fruit trees, raised patio.

To the front of the property, is a driveway which is block paved and has ample car standing for three/four cars.

## DOUBLE GARAGE

18'8" x 18'3" (5.69m x 5.58m)

Large double garage.

## DIRECTIONAL NOTE

From Derby head north along the A6 passing through Allestree into Duffield through the village centre and left onto Tamworth Street follow this

round and bear left onto Holloway Road the property is located on the left hand side as denoted by our 'To Let' board.

## SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. Available now.

## 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

By prior appointment through Scargill Mann & Co Derby office (01332) 206620



Road Map



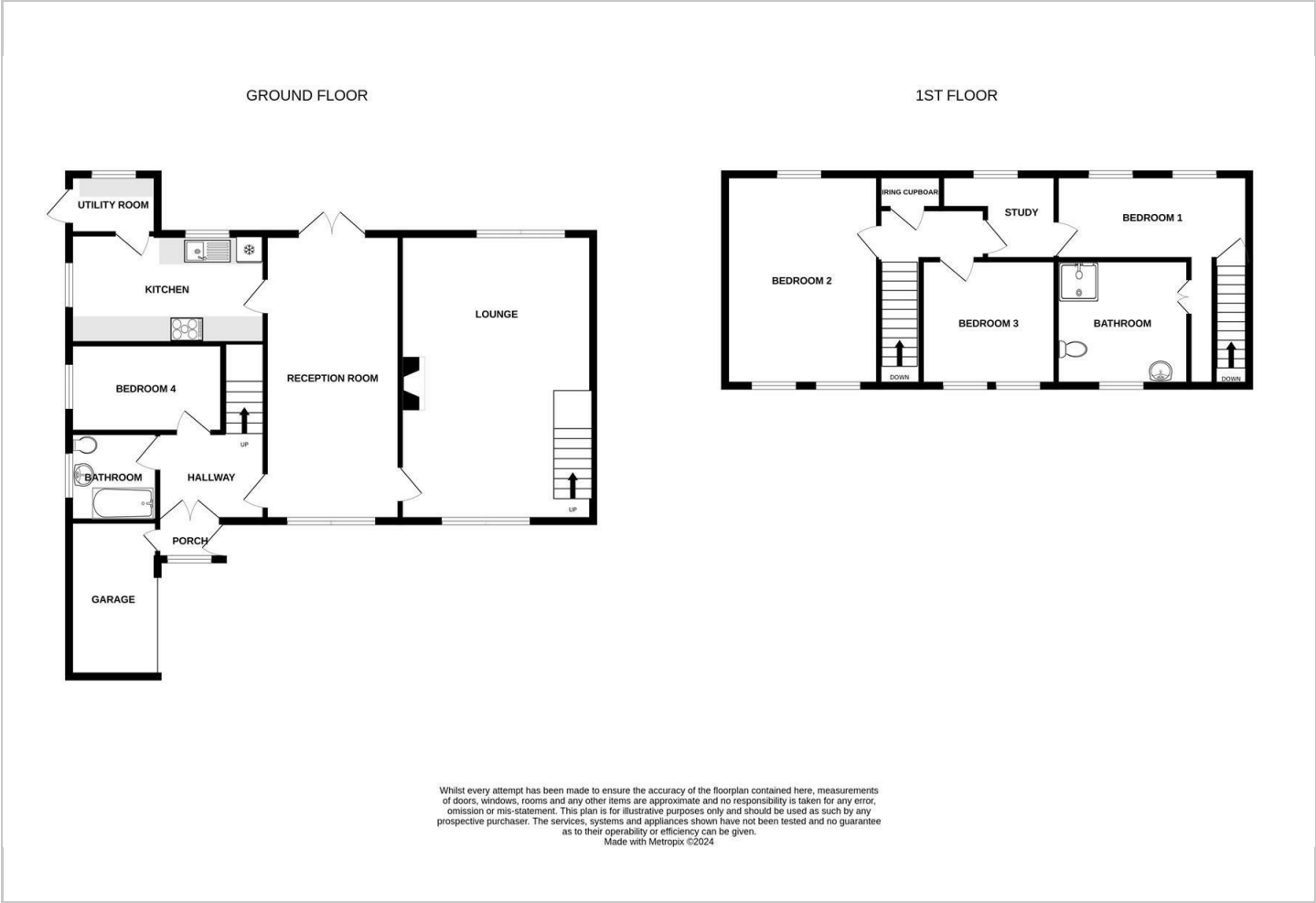
Hybrid Map



Terrain Map



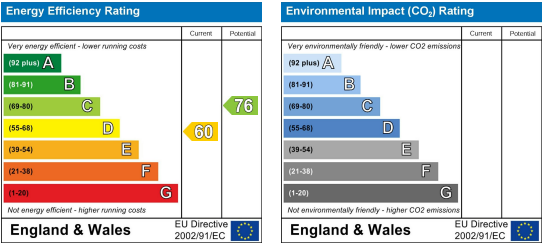
Floor Plan



Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.