

SCARGILL  
MANN & CO

EST. 1995



183 Chesterfield Road

, Matlock, DE4 3GA

**£1,500 Per Calendar Month**



# 183 Chesterfield Road

, Matlock, DE4 3GA

## £1,500 Per Calendar Month



### GENERAL INFORMATION

#### THE PROPERTY

Enjoying a fine position on the fringe of Matlock town and commanding fine views over open countryside. This recently refurbished three bedroom detached residence offering the benefit of gas central heating and double glazing and being available as an unfurnished let.

The property comprises garden room, lounge with feature fireplace, formal dining room, well appointed fitted kitchen with brand new electric oven and gas hob, WC and walk in pantry. To the first floor off a landing access is gained to three bedrooms. There is a family bathroom with shower cubicle.

Outside there is a carefully landscaped magnificent garden with lawns, borders and a raised patio area. Double garage and ample car standing space.

The prospective tenant is urged to seek an immediate inspection of this delightful property.

#### ACCOMMODATION

The main front door opens into an entrance/cloakroom area, leading into the inner hallway with stairs to the first floor.

#### GARDEN ROOM

7'5" x 9'6" (2.27 x 2.89)

Two double glazed patio doors providing access to a delightful rear garden, tiled floor.

#### LOUNGE

13'4" x 11'11" (4.07 x 3.62)

With oak feature fireplace with wood burning stove. Decorative dado rail. Decorative coving. Central heating radiator.

#### DINING ROOM

10'10" x 14'5" into bay (3.3 x 4.39 into bay)

With decorative picture rail and coving. Feature brick fireplace with oak mantle and tiled hearth. Central heating radiator.

#### KITCHEN AREA

12'6" x 11'2" (3.82 x 3.4)

Newly fitted kitchen with attractive range of matt finish units offering inset sink unit with mixer taps over and base cupboard beneath. A range of base cupboards, wall cupboards. Integrated fridge freezer, dishwasher, washing machine and tumble drier. Electric oven and five ring Gas Hob with extractor hood. Off the kitchen there is also a walk in pantry with ample storage.

#### WC

With low level w.c., wash hand basin.

#### FIRST FLOOR ACCOMMODATION

#### LANDING

Giving access to:

#### BEDROOM ONE

14'0" x 12'0" (4.27 x 3.66)

Freshly decorated. With cast iron feature fireplace. Central heating radiator. Decorative dado rail.

#### BEDROOM TWO

10'5" x 12'0" (3.17 x 3.67)

Recently decorated. With central heating radiator. Decorative dado rail.

#### BEDROOM THREE

9'1" x 7'3" (2.77 x 2.2)

Recently decorated. Central heating radiator.

#### BATHROOM

Newly fitted bathroom suit with pedestal wash hand basin, panelled bath, shower cubicle with mains fed shower unit. Tiled surrounds.

Tel: 01332 206620

## OUTSIDE AND GARDENS

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There is a meticulously laid and landscaped garden with lawns to the front with decorative flowering beds and borders and screening offering a high degree of seclusion and privacy.

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To the rear is a raised patio area with flowering beds and borders. Storage facilities. Double garage and ample car standing space with gated entrance.

## DIRECTIONAL NOTES

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From Matlock town centre proceed up Steep Pike to the T-junction then take the turning left after approximately half a mile the property is situated on the left hand side.

## SPECIFIC REQUIREMENTS

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The property is to be let unfurnished. Strictly employed only, no smokers. Available now.

## PROPERTY RESERVATION FEE

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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.

## DEPOSIT

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5 Weeks Rent.

## VIEWING

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Strictly by appointment through Scargill Mann & Co - Derby office (DM/DLW May 2020)

## ADDITIONAL INFORMATION

Rent: £1500 pcm

Holding Deposit: £346 (1 Week taken on application)

Security Deposit: £1730 (5 Weeks)

Council Tax Band: – D - Derbyshire Dales

EPC Rating: D

Property construction: Brick & Tile

Parking: Driveway

Electricity supply: MAINS –

Gas Supply: Mains

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Gas Central heating

Broadband type: BT Openreach, please check Ofcom website.



Road Map



Hybrid Map



Terrain Map



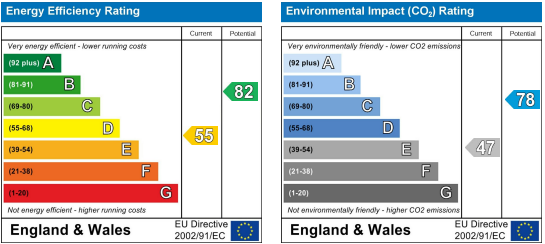
Floor Plan



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.