44 Hopping Hill
Milford
Derby
DE56 0RJ

£850 Per Calendar Month

- Charming cottage
- Enjoys enviable position within conservation area
- Village location
- Two large double bedrooms
- EPC Rating D
- Let & Managed by Scargill Mann & Co

SCARGILL MANN & CO
EST. 1995

GENERAL INFORMATION

Available TO LET is a well presented two bedroom cottage offering a wealth of charm and character, provides two large double bedrooms with the benefit of gas central heating, fitted kitchen and bathroom. The property in brief; comprises of a spacious lounge, fitted kitchen and utility room. Access from the kitchen to a low maintenance courtyard. On the first floor is a large double bedroom. Bathroom with paneled bath and electric shower over. Low level WC and pedestal basin.

LOCATION

The property is constructed of stone and is within the popular conservation of Milford. Milford itself offers a wealth of charm and character with access to the River Derwent, fast access to Belper and the comprehensive shopping facilities available in the town center, good access to Derby city center via the A6, also Matlock and A38 is a short distance away linking to cities in the North.

ACCOMMODATION

ON THE GROUND FLOOR

LOUNGE

3.99m x 3.96m (13'1" x 12'11")

Laminate flooring, central heating radiator, staircase off to the first floor.

KITCHEN

2.87m x 2.71m (9'4" x 8'10")

With stainless steel sink unit with mixer taps over, full range of base cupboards with work surfaces over, tiled surrounds, inset gas hob with extractor fan above, built-in electric oven, complimentary wall mounted cupboards, useful separate utility area with base unit.

TO THE FIRST FLOOR

BEDROOM ONE

Large double, central heating radiator and fitted carpet.

BATHROOM

2.41m x 2.19m (7'10" x 7'2")

With low level w.c, pedestal wash hand basin, panelled bath with electric shower over, tiled surround.

TO THE SECOND FLOOR

BEDROOM TWO
3.99m x 3.66m (13'1" x 12'0")
Large double with wooden flooring, central heating radiator.

OUTSIDE & GARDENS
Low maintenance courtyard garden.

DIRECTIONAL NOTE
From Derby proceed via the main A6 travelling through Derby & Duffield continuing towards Belper, Hopping Hill is situated on the right hand side.

SPECIFIC REQUIREMENTS
The property is to be let unfurnished. No smokers. Available from 9th September 2026.

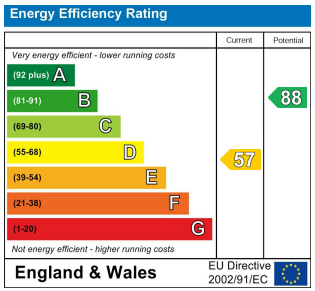
PROPERTY RESERVATION FEE
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT
5 Weeks Rent.

ADDITIONAL INFORMATION
Rent: £850 pcm
Holding Deposit: £196 (1 Week taken on application)
Security Deposit: £980 (5 Weeks)
Council Tax Band: D – Amber Valley
EPC Rating: D

Property construction: Stone & Tile
Parking: On road
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.

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



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