

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

6 Smiths Lane

Stretton, Alfreton, Derbyshire DE55 6EU



- Gas fired central heating • Sealed unit double glazing • Sitting room with cast iron multi fuel stove • Dining room • Fitted kitchen • Two double bedrooms • Well proportioned bathroom • Large garden with vegetable plots • Timber garden sheds • Wood store • Enjoying far reaching views towards the surrounding countryside • Viewing highly recommended •

£595 Per calendar month



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GENERAL INFORMATION

An excellent opportunity to rent this character cottage offering deceptively well proportioned accommodation briefly comprising; sitting room with multi fuel stove, dining room and fitted kitchen. To the first floor there are two double bedrooms and a well proportioned bathroom.

Outside, to the rear of the property is a well proportioned garden plot with far reaching views towards the surrounding countryside. Please Note; this property is connected to a septic tank.

LOCATION

Stretton is conveniently located approximately six miles from Chesterfield and approximately four miles from Alfreton both of which offer a range of amenities including shops, schools and leisure facilities. Matlock is located approximately five miles away which in addition provides access to the Peak District. The city of Derby is approximately fifteen miles to the south. Fast access can be gained to junction 28 of the M1 motorway which in turn provides access to nearby regional centres and the motorway network.

ACCOMMODATION

Wood panelled and glazed entrance door provides access to

ENTRANCE PORCH

Having adjacent wooden glazed entrance door with fanlight over providing access to:

SITTING ROOM 3.67m x 3.46m (12'0" x 11'4")

Note : The former measurement being taken onto the face of the chimney breast incorporating a slate tiled hearth and back with a cast iron multi-fuel stove. In the adjacent chimney recess are pine cupboards and drawers which houses the electricity meter. Central heating radiator. Sealed unit double glazed windows in upvc frames to front. Telephone jack point. A pine panelled door provides access to:

INNER LOBBY AREA

Having a pine panelled door providing access to a most useful under stairs storage cupboard having power with appliance space suitable for a chest freezer. The lobby area opens into:

DINING ROOM 3.76m x 4.02m (12'4" x 13'2")

Note : The latter measurement being taken into the recess adjacent to the chimney breast which incorporates a pine fire surround with raised tiled hearth and back and features a fitted real flame gas fire. Picture rail, central heating radiator, pine panelled door with staircase off to first floor. Sealed unit double glazed window in upvc frame to rear which overlooks the garden and enjoys a particularly attractive far reaching view over the valley towards the surrounding countryside. A pine panelled door provides access to:

FITTED KITCHEN 3.13m x 2.49m (10'3" x 8'2")

Having an extensive range of roll edged preparation surfaces incorporating an inset stainless steel sink unit with adjacent drainer, chrome effect mixer tap over, tiled surround and having a range of light Shaker drawers and cupboards beneath. Complementary range of wall mounted cupboards over with a glazed display cabinet. Inset four ring gas hob with filter canopy over and electric fan assisted oven beneath.

Three appliance spaces, one having plumbing suitable for an automatic washing machine, a second ideal for a tumble dryer and a third with power for a fridge. Wall mounted Glowworm boiler which provides the domestic hot water and services the central heating system. Sealed unit double glazed window in upvc frame and opaque glazed upvc door to side providing access to the garden.

TO THE FIRST FLOOR

LANDING

Having picture rail, ceiling rose, central heating radiator, trap door access to roof space having drop down aluminium ladder providing a useful storage area. Three pine panelled doors provide access to the bedrooms and bathroom respectively.

BEDROOM ONE 3.47m x 4.04m (11'5" x 13'3")

Note : The latter measurement being taken into the recess adjacent to the chimney breast incorporating the original cast iron fireplace and tiled hearth. Picture rail, central heating radiator, sealed unit double glazed window in upvc frame to front.

BEDROOM TWO

Note : The former measurement being taken into the recess adjacent to the chimney breast which incorporates the original cast iron fireplace with slate hearth. Dado rail, picture rail, ceiling rose. A pine door provides access to a most useful over stairs storage cupboard with hanging rail, shelf and light. Sealed unit double glazed window in upvc frame to rear enjoying far reaching views over the valley towards the surrounding countryside.

WELL PROPORTIONED BATHROOM 2.53m x 3.14m (8'4" x 10'4")

Having a white suite comprising pedestal wash hand basin, low level WC and panelled bath with glass shower screen and mixer tap / shower. Central heating radiator. Built-in airing cupboard housing hot water cylinder which works in conjunction with the solar thermal roof panels providing domestic hot water. Sealed unit double glazed opaque window in upvc frame to rear.

OUTSIDE

To the front of the property is a foregarden area incorporating flowering and herb borders with gravelled sections and a path provides access to the front entrance door. To the rear of the property is a low maintenance gravelled garden which incorporates a large raised vegetable bed edged with railway sleepers. There are two timber garden sheds. Additionally there is a large section of garden and three further vegetable garden areas. Cold water tap. Septic tank.

It should be noted that there is a superb far reaching view over the surrounding countryside and valley which must be seen to be truly appreciated.

DIRECTIONAL NOTES

The approach from our Matlock Office is to proceed north along the A6 passing Sainsbury's superstore and at the roundabout turn right for Matlock. Proceed along this road passing through Matlock and continuing into open countryside. Thereafter continue through the villages of Tansley and Wessington and upon reaching the T-junction at Oakerthorpe turn left as signposted for Higham / Shirland onto the B6013. Continue along this road passing through the village of Higham and upon reaching the T-junction bear left onto the A61. Proceed along this road for approximately one mile and upon reaching Stretton turn left onto the B6036 towards Wooley Moor and immediately thereafter turn right into Smiths Lane where the property will be located on the left hand side clearly denoted by our To Let board.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Employed only. No smokers. No pets. Available from 21st April 2021.

PROPERTY RESERVATION FEE

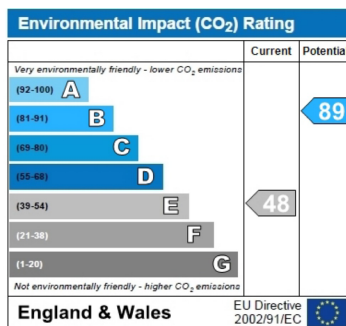
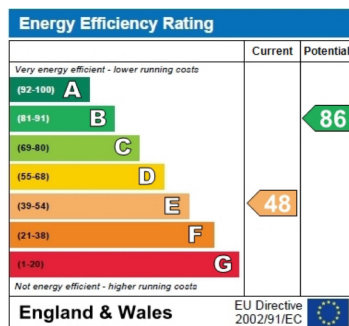
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT

5 Weeks Rent.

VIEWINGS

Strictly by appointment through Scargill Mann & Co - Matlock Office 01629 584591.



ASHBOURNE
BURTON UPON TRENT
DERBY
MATLOCK
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TUTBURY
WIRKSWORTH

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 1 Lichfield Street, Burton Upon Trent, Staffordshire DE14 2QZ
 4 St. James's Street, Derby DE1 1RL
 39 Dale Road, Matlock, Derbyshire DE4 3LT
 6 St James's Street, Derby, DE1 1RL
 42b Bridge Street, Tutbury, Staffordshire DE13 9LZ
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