

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

Field House, Breach Farm, Cadley Lane Caldwell, Swadlincote, DE12 6RJ



A rarity to the market this spacious four bedroomed detached residence enjoying a scenic position within easy reach of local amenities

- Oil fired central heating • (Inclusive of water) • Sealed unit double glazing throughout • Inner porch • Entrance hall • Spacious sitting room • Drawing room / dining room • Family room • Dining / kitchen • Utility room • Study • Guest cloakroom • Principal bedroom • Well appointed bathroom • Two further double bedrooms • A useful attic room • Family bathroom to the first floor • Delightful extensive gardens and views • Carport • Ample off street car standing and turning space • Well worthy of internal inspection •

£1,430 Per calendar month



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GENERAL INFORMATION

An internal inspection is highly recommended as this well presented four bedroomed detached residence offers up-to-date living accommodation with the added benefit of oil fired central heating and sealed unit double glazing throughout.

The accommodation briefly comprises inner porch, reception hall, two reception rooms, a further reception room/bedroom, well-appointed dining / kitchen, utility room, guest cloakroom and study. Principal ground floor bedroom with adjacent bathroom having full suite and shower. To the first floor two double bedrooms both with views, a useful attic room and a well appointed modern bathroom.

The property is located by rolling countryside with stunning views.

LOCATION

The property occupies a delightful semi rural position whilst still being within easy access of an excellent range of amenities in Swadlincote and Burton. It provides easy access to nearby regional centres including Birmingham, Lichfield, Nottingham and Derby. Excellent transport links are also close at hand and include the A38, M42, M1 and M6 motorways.

ACCOMMODATION

INNER PORCH

With quarry tiled flooring and timber glazed door leads to:

RECEPTION HALLWAY

With two double central heating radiators. Useful store cupboard airing cupboard. Door leads to:

SITTING ROOM 6.79m x 5.94m (22'3" x 19'6")

With feature fireplace - please note this is for decorative purposes only. Two double central heating radiators. TV aerial point. Sealed unit double glazed window to the side and UPVC double glazed bay window with fine far reaching views to the front.

DRAWING ROOM / FORMAL DINING ROOM 6.79m x 5.64m (22'3" x 18'6")

Another light and spacious room with decorative fireplace. TV aerial point. Two double central heating radiators and recessed illuminated display shelving.

FAMILY ROOM / BEDROOM 4 5.19m x 4.45m (17'0" x 14'7")

With double central heating radiator, TV aerial point and UPVC double glazed window with fine far reaching views to the side.

DINING / KITCHEN 6.70m x 4.53m (22'0" x 14'10")

Having ample dining space. Ceramic tiled flooring and a range of fitted quality base, wall and drawer units all with matching cupboard fronts. Roll edged laminated preparation surfaces with inset one and a half basin stainless steel sink unit and draining board with chrome mixer tap. Complementary ceramic wall tiling. Four ring ceramic hob and electric oven. Built-in feature oil fired AGA. TV aerial point. Double central heating radiator and two UPVC double glazed windows to the side. Doorway to:



PANTRY

With fitted work surface. A range of shelving. A continuation of the ceramic flooring.

STUDY

With ceramic flooring. Fitted desk. Central heating radiator and sealed unit double glazed window to the side.

UTILITY ROOM

With wood grain effect vinyl flooring. Stainless steel sink unit with draining board. Base storage cupboards. Fitted shelving and obscure sealed unit double glazed and wood panelled door provides access to the rear.

GUEST CLOAKROOM

With a continuation of the ceramic flooring. Low flush WC in white and contemporary vanity unit with built-in wash basin, chrome mixer tap. Complementary tiled splash backs. Centrally heated ladder style chrome towel rail and obscure UPVC double glazed window to the side.

PRINCIPAL BEDROOM 4.66m x 5.15m (15'3" x 16'11")

With double radiator. TV aerial point. UPVC double glazed windows with stunning views.

REAR HALLWAY

With radiator. Ceramic flooring. Access through to the integral carport and entrance door leading to the side of the property. With cloakroom.

GROUND FLOOR BATHROOM

With full suite comprising panelled bath, low flush

WC, bidet and vanity unit with built-in ceramic wash basin. Shower unit with thermostatic mixer shower. Double central heating radiator. Wood grain effect flooring and sealed unit double glazed window to the rear.

ACCOMMODATION TO THE FIRST FLOOR

SPACIOUS LANDING AREA

With central heating radiator. Ideal study / workspace with sealed unit double glazed window. Built-in wardrobe with fitted clothes rail and doorway leads to:

BEDROOM TWO 4.54m x 4.21m (14'11" x 13'10")

With central heating radiator. TV aerial point. Sealed unit double glazed window with pleasant aspect to the side.

USEFUL ATTIC ROOM / STUDY AREA 6.01m x 2.85m (19'9" x 9'4")

Exposed floor boards. TV aerial point. Central heating radiator and sealed unit double glazed roof light.

BEDROOM 3 5.17m x 4.23m (17'0" x 13'11")

Central heating radiator. TV aerial point. Stunning, far reaching views to the side.

FAMILY BATHROOM

Full suite in white comprising low flush WC. Pedestal wash hand basin. Panelled bath with thermostatic mixer shower over. Fitted shower screen. Complementary ceramic wall tiling. Wood grain effect vinyl flooring and sealed unit double glazed window with views of the surrounding countryside.



OUTSIDE

The property is surrounded by a delightful gardens, extensive lawned area to the side.

To the rear of the property is a private patio area with stunning rural views.

The driveway provides extensive parking. Having mature and well stocked borders and a most useful carport with power and lighting.

DIRECTIONAL NOTE

The approach from our Burton branch is to proceed south along Stanton Road the A444 towards the Cadley Hill traffic island, proceed onto Cadley Lane towards Caldwell, where the entrance to Breach Farm is located on the left hand side.

SPECIFIC REQUIREMENTS

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

PROPERTY RESERVATION FEE

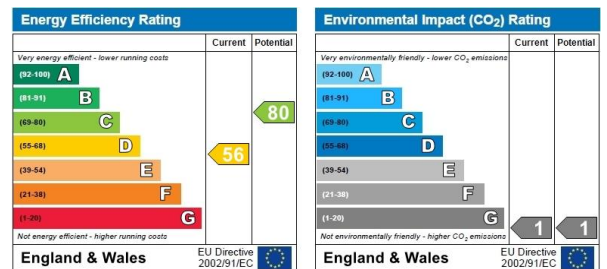
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. **NO APPLICATION FEES!**

DEPOSIT

5 Weeks Rent.

VIEWING

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



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