

# SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

## The Cottage, Upper Brook House Marchington, Staffordshire, ST14 8NU



**A sumptuously appointed and tastefully decorated barn conversion, enjoying a quiet yet convenient position with delightful views**

- Oil fired central heating • Sealed unit double glazing • Entrance hall • Guest cloakroom • Sitting room with focal point fireplace • Dining kitchen with a range of quality integrated appliances • Two well-proportioned bedrooms to the first floor • Well-appointed bathroom with full suite and shower • Paved courtyard to the rear • Allocated off-street car standing • Ideally suited to the professional couple or single person relocating • Viewing essential •

**£900 Per calendar month**



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## GENERAL INFORMATION

This skilfully converted brick built barn conversion, offers up to date living accommodation with the added benefit of oil fired central heating and sealed unit double glazing throughout.

The tastefully decorated living accommodation briefly comprises, entrance hall, guest cloakroom, sitting room with focal point living flame fireplace and a well appointed dining kitchen with a range of quality integrated appliances. To the first floor there are two double bedrooms both with pleasant views, a modern bathroom with full suite and shower facility.

To the rear of the property, is an attractive paved courtyard, ideal for alfresco dining.

Allocated parking is located to the rear of the property.

## LOCATION

Located within the popular semi-rural village known as Marchington which has ease of access to the A50 linking to Derby, Uttoxeter and Stoke on Trent and the M6 and M1 motorways.

## ACCOMMODATION

### ON THE GROUND FLOOR

#### ENTRANCE HALL

With quality wood grain effect flooring, double central heating radiator, useful understairs storage cupboard with lighting, obscure double glazed and

composite entrance door, sealed unit double glazed window to the front,. Stairs leading to the first floor and doorway leads to:-

#### GUEST CLOAKROOM

With a continuation of the wood grain effect flooring, low flush w.c., pedestal wash hand basin, useful storage cupboard and centrally heated ladder style chrome towel rail, obscure sealed unit double glazed window to the side.

#### WELL-APPOINTED DINING KITCHEN 4.09m x 3.17m (13'5" x 10'5")

With a range of fitted modern base, wall and drawer units all with matching cupboard and drawer fronts, wood grain effect laminated work surfaces with matching up-stands, inset composite sink unit with draining board, built-in four ring induction hob, glass splashback plate and state of the art angled glass extractor hood, other integrated appliances include, electric fan assisted oven and grill, microwave, refrigerator and freezer. A dishwasher, automatic washing machine/tumble dryer is also integrated. Central heating radiator, ceramic flooring, recessed spot lighting, ample dining space and sealed unit double glazed window to the rear of the property. Doorway leads to:-

#### SITTING ROOM 4.53m x 3.57m (14'10" x 11'9")

With quality wood grain effect flooring, feature exposed ceiling beam and focal point fireplace with living flame log effect inset fire, central heating radiator and sealed unit double glazed windows to both front and rear elevations. wood grain effect



obscure sealed unit double glazed composite door, provides access to the rear courtyard.

## **TO THE FIRST FLOOR**

### **LANDING**

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Exposed ceiling beams and doorway leads to:-

#### **BEDROOM ONE 4.69m x 3.66m (15'5" x 12'0")**

With two central heating radiators, TV and telephone points, sealed unit double glazed windows with particularly aspect to the front and rear of the property.

#### **BEDROOM TWO 4.12m x 2.49m (13'6" x 8'2")**

With exposed ceiling beam, central heating radiator, TV and telephone points, sealed unit double glazed window with pleasant aspect to the rear elevation.

### **WELL-APPOINTED BATHROOM**

With full suite comprising, p-shaped shower bath with curved glass shower screen and thermostatic mixer shower over, mixer tap in chrome. Ceramic pedestal wash hand basin and low flush w.c., central heating radiator, wall mounted illuminated mirror, complementary tiled splashbacks, most useful under eaves storage cupboard with lighting, obscure double glazed window to the rear, centrally heated ladder style chrome towel rail and recessed spot lighting.

### **OUTSIDE & GARDENS**

Directly to the rear of the property, is an attractive paved courtyard area, ideal for alfresco dining.

The property is approached via a private driveway leading to a residents only parking area to the rear of the property.

### **DIRECTIONAL NOTE**

The approach from our Tutbury office, is via High Street proceed to the top of the hill before turning right onto Duke Street, continuing along Park Lane which eventually becomes Fauld Lane, proceed through the village of Fauld and Coton in the Clay, before turning left at the traffic island onto the A515, upon entering Draycott in the Clay, take the right hand turning onto B5017 (Stubby Lane) and continue following signs for Marchington. Continue along the B5017 passing the former Blacksmith's Arms public house and the driveway The Cottage, is located shortly thereafter on the right hand side.

### **SPECIFIC REQUIREMENTS**

The property is to be let unfurnished. Employed only. No smokers. No pets. No children. 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!**

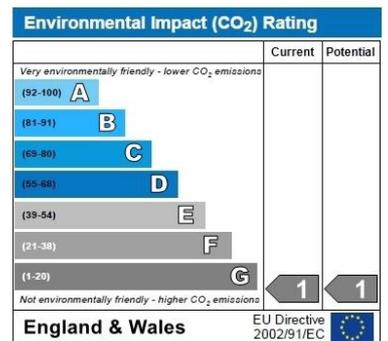
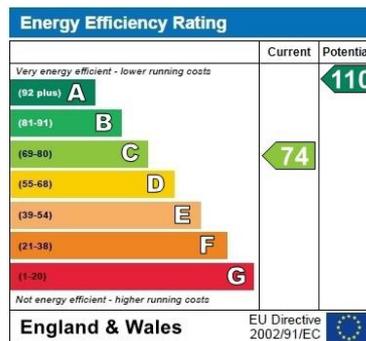
### **DEPOSIT**

5 Weeks Rent.



## VIEWING

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



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