

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

9 King Street Duffield, Derbyshire DE56 4EU



- A wealth of charm and character throughout
- Many original features
- Sitting room with feature fireplace
- Dining kitchen
- Principal bedroom to the first floor
- Further single bedroom
- Bathroom with shower
- Separate WC
- Delightful rear garden
- Highly convenient for local amenities
- Well worthy of inspection

£635 Per calendar month



4 ST. JAMES'S STREET, DERBY DE1 1RL TELEPHONE: 01332 206620

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GENERAL INFORMATION

A most charming two bedroom stone built cottage located within the sought after village of Duffield. A wealth of charm and character throughout Many original features Sitting room with feature fireplace Dining kitchen Principal bedroom to the first floor Further single bedroom Bathroom with shower Separate WC Delightful rear garden .

The village of Duffield provides an excellent range of amenities including a varied selection of shops and schools including the Meadows and William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service into Derby City centre which lies some 5 miles to the south of the village. The thriving market town of Belper is situated 3 miles north of the village and provides a more comprehensive range of shops and leisure facilities. Local recreational facilities within the village include squash, tennis, football, cricket, rugby and the noted Chevin Golf course.

ACCOMMODATION

SITTING ROOM 3.64m x 3.58m (11'11" x 11'9")

With beamed ceiling and feature fireplace incorporating a living flame coal effect gas stove. Stairs leading to the first floor and original sash window to the front. Doorway leads to

L SHAPED BREAKFAST KITCHEN 4.07m x 2.68m reducing to 2.15m (13'4" x 8'10" reducing to 7'1")

With a range of fitted pine base, wall and drawer units, glass fronted display cabinets, roll edge work tops with inset stainless steel sink unit and draining board. Four ring electric oven, plumbing suitable for an automatic washing machine, breakfast space and useful understairs storage cupboard with fitted shelving. Windows to both side and rear elevations and panelled door provides access to the rear garden.

TO THE FIRST FLOOR

BEDROOM ONE 3.65m x 3.64m (12'0" x 11'11")

Please note this is an irregular shaped room. Built in wardrobes and original sash window to the front.

BEDROOM TWO 2.47m x 2.03m (8'1" x 6'8")

With built in wardrobe, dressing table and single glazed window with pleasant aspect to the rear.

SEPARATE WC

With low flush WC and wall mounted wash hand basin. Floor to ceiling ceramic wall tiling and wood grain effect flooring.

BATHROOM

Comprising panelled bath with electric shower over and pedestal wash hand basin. Wood grain effect flooring, built in airing cupboard housing the hot water cylinder, floor to ceiling ceramic wall tiling and shaving light.

OUTSIDE & GARDENS

A true feature of the property is the rear garden, mainly laid to lawn with pathway, patio and views of the Ecclesbourne River.

DIRECTIONAL NOTE

The approach from Derby is via the A6 travelling north continue through Darley Abbey and Allestree into Duffield. In Duffield turn left onto Kind Street where number 9 will be located on the left hand side as denoted by our "to let" board.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Strictly employed only. No smokers. Pets Negotiable. 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 on 01332 206620.

**ASHBOURNE
BURTON UPON TRENT
DERBY
MATLOCK
LETTINGS**

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