

# SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

## 47 Mileash Lane Darley Abbey, Derby, DE22 1DE



### **A sumptuously appointed characterful period cottage located in the heart of the well regarded village of Darley Abbey**

- Tastefully decorated living accommodation • Wealth of charm and character throughout • Gas fired central heating • Many period features • Sitting room with wood burning stove • Dining room • Well appointed kitchen • Principal bedroom to the first floor, further double bedroom and family bathroom with full suite and shower • Delightful rear garden having a degree of privacy • Brick built detached garage / useful workshop • Viewing is essential •

**£800 Per calendar month**



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## GENERAL INFORMATION

Enjoying a prominent position within the well regarded village of Darley Abbey this period residence offers up-to-date living accommodation with the added benefit of gas fired central heating. The tastefully decorated living accommodation briefly comprises sitting room with feature fireplace and wood burning stove, separate dining room with feature fireplace and well appointed kitchen. To the first floor there are two well proportioned double bedrooms and a well appointed family bathroom with full suite and shower.

The property is set back from the road behind a low maintenance foregarden and to the rear of the property is an attractive garden and seating area, enjoying a degree of privacy. Adjacent brick built garage / workshop is to be included in the let.

## LOCATION

The nearby Darley Park offers delightful scenery and riverside walks together with Markeaton Park with its mini golf course, tennis courts, fishing and boating lake. Furthermore, Allestree Park with its golf course and fishing lake is situated just 1 mile away. Excellent educational facilities are close at hand. Reputable primary schools at Walter Evans in Darley Abbey and St Marys Catholic School and secondary education at St Benedicts Catholic School and Woodlands Community School at Allestree. The University of Derby is within walking distance of this property and private education is also available at The Old

Vicarage, Derby High School and Derby Grammar School for boys.

The property has excellent transport links with fast access onto the A38, A50 and A52 and in turn leading to the motorway network and East Midlands International airport. The location is convenient for Pride Park, Derby University, Royal Derby hospital, Toyota and Rolls-Royce.

## ACCOMMODATION

### **ON THE GROUND FLOOR**

#### **BAY FRONTED SITTING ROOM 4.19m x 4.02m (13'9" x 13'2")**

Please note the former measurement is taken into the recess adjacent to the chimney breast. Feature fireplace with quarry tiled hearth. Boxed bay window to the front with central heating radiator. Further central heating radiator. Solid wood panelled entrance door and original stripped pine door leads to:

#### **INNER LOBBY**

With useful under stairs storage cupboard.

#### **DINING ROOM 4.25m x 3.42m (13'11" x 11'3")**

Please note the former measurement is taken into the recess adjacent to the chimney breast. Feature fireplace for decorative purposes only. Two central heating radiators. Original feature sash window to rear elevation. Doorway to:

#### **WELL APPOINTED KITCHEN 5.14m x 2.10m (16'10" x 6'11")**



With feature terracotta decorative tiled floor and a range of fitted Bespoke base unit with matching cupboard fronts, solid wood preparation surfaces with inset ceramic Belfast sink unit and a period styled mixer tap. Seven ring Range oven. Plumbing suitable for an automatic dishwasher and washing machine. Double central heating radiator. Three single glazed windows to the side elevation. Panelled door provides access to the side and rear garden.

#### **UTILITY CUPBOARD**

(Off the kitchen) housing the gas combination boiler which houses the central heating and hot water systems. Fitted adjustable shelving.

#### **ON THE FIRST FLOOR**

##### **LANDING**

With central heating radiator. Original door leads to:

##### **BEDROOM ONE 4.24m x 3.09m (13'11" x 10'2")**

Please note the former measurement is taken into the recess adjacent to the feature exposed brick fireplace. Central heating radiator. Original sash window to the front, Useful built-in cupboard / wardrobe.

##### **BEDROOM TWO 3.45m x 3.40m (11'4" x 11'2")**

Please note the latter measurement is taken into the recess adjacent to the brick chimney breast. Central heating radiator. Recessed shelving. Original sash window to the rear elevation.

##### **BATHROOM 3.31m x 2.14m (10'10" x 7'0")**

With stripped pine flooring and a period suite

comprising WC, ceramic pedestal wash hand basin and panelled bath with period styled mixer tap and shower attachment over. Complementary ceramic wall tiling. Decorative wall panelling. Central heating radiator. Recessed spot lights. Obscure single glazed window to rear.

#### **OUTSIDE**

To the rear of the property is a delightful garden enjoying a degree of privacy with ample seating space. A single brick built workshop / garage with roller door is also included in the let.

To the front is a low maintenance foregarden with decorative raised border, paved pathway and wrought iron railings.

#### **SPECIFIC REQUIREMENTS**

The property is to be let unfurnished basis. Employed only. No smokers, No pets. Available now.

#### **PROPERTY RESERVATION FEES**

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!**

#### **DESPOIT**

5 weeks rent

#### **DIRECTIONAL NOTE**

The approach from Derby City Centre is via the A6 travelling north along Duffield Road travelling over



the mini-roundabout, with the Boradway Public House on the left hand side, taking the next right into Mile Ash Lane as signposted Darley Abbey, where number 47 will eventually be located on the left hand side.

### **VIEWING**

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



### **CONDITIONS OF SALE**

*These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.*

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