



Fallowfields Cottage, Intakes Lane, Turnditch, Belper, Derbyshire, DE56 2LU

£1,500 Per Calendar



BILLS INCLUDED EXCLUDING COUNCIL TAX

A beautifully positioned and presented three bedroom cottage having been extensively renovated and extended to provide quality rural living accommodation. Not suitable for children.



This individual property has underfloor heating throughout the entire home and comprises, a welcoming and spacious entrance hallway, cloakroom WC, utility Room, large dining kitchen and lounge with French doors. To the first floor an attractive landing leads to three bedrooms, the principal with en suite, finally a main bathroom with shower over bath.

Externally, there are delightful landscaped gardens with patio, lawn and shed. There is allocated car parking for two cars.

The cottage is located in this attractive rural position between Ashbourne and Derby with local conveniences found within Brailsford and Hlland Ward. There are nearby popular public houses, Carsington water and comprehensive amenities and facilities found in both the market town of Ashbourne and city of Derby both easily reachable.

Included in the rent is electricity, water and home broadband. Council tax remains the responsibility of the tenant.

A stunning home and location.

ACCOMMODATION

HALLWAY

Wide timber and glazed front door leading into a spacious hallway area with laminate flooring throughout, stairs lead to the first floor with open storage area beneath, ample space for coats and shoes.

CLOAKROOM

Low level WC and wash basin.

UTILITY ROOM

7'7" x 5'9" (2.31m x 1.75m)

With fitted cupboards, laminate work surface, stainless steel sink and drainer, laminate flooring and plant cupboard.

LOUNGE

14'1" x 11'10" (4.29m x 3.61m)

UPVC double glazed French doors lead onto the patio, additional side window, laminate flooring, beamed ceiling and wall lights.

KITCHEN DINER

20'5" x 10'10" (6.22m x 3.30m)

Featuring a superb flagstone floor and fireplace display, beamed ceiling, side door and window. The kitchen is beautifully fitted with an excellent range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled splashback, composite sink and drainer, electric oven and hob, integrated fridge and dishwasher.

FIRST FLOOR

LANDING

Attractive landing area with window.

BEDROOM ONE

14'1" x 11'10" (4.29m x 3.61m)

A spacious double bedroom with front and side UPVC double glazed windows, laminate flooring.

EN-SUITE

6'10" x 6'3" (2.08m x 1.91m)

Superbly fitted with a walk in shower with glazed screen, chrome shower and feature tiling, wash basin sat on a unit and WC, tiled floor, Velux window, extractor fan and chrome towel radiator.

BEDROOM TWO

11'5" x 8'6" (3.48m x 2.59m)

Window overlooking the garden, laminate flooring.

BEDROOM THREE

11'9" x 8'2" (3.58m x 2.49m)

Window overlooking the garden, laminate flooring.

BATHROOM

8'4" x 5'9" (2.54m x 1.75m)

Beautifully appointed with a panelled bath, mains shower over and screen with a feature tiled surround, low level WC and wash basin, high level feature window, extractor fan and chrome towel radiator.

OUTSIDE

The cottage comes with two allocated car parking spaces. From the parking area there is a paved pathway leading to the beautifully landscaped gardens surrounding by mature hedgerow and fences. There is a lawn, paved patio and shed.

PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

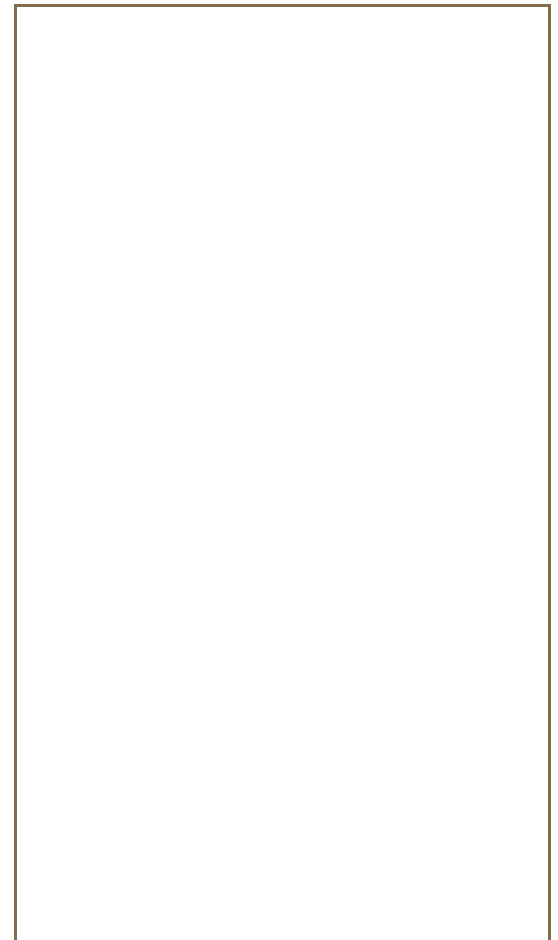
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

Area Map



Floor Plans



Energy Efficiency Graph

