



Garden Cottage 93a High Street, Old Whittington, Chesterfield S41 9LB

Saxton Mee

Lettings

Garden Cottage 93a High Old Whittington

Per Calendar Month

£1,800 Per Calendar

Garden Cottage was built in 2021 and comprises a four bed detached stone executive style property with a detached timber garage and car port. The house sits on a private drive and is approached through electronic gates, well back from the main thoroughfare, just off The Green

Offering surprisingly spacious and highly versatile living accommodation perfect for the modern day family with there being an excellent range of local amenities close by along with ease of access to the town centre, Dronfield, Sheffield, and the motorway network. The property offers gas underfloor heating throughout and briefly comprises: reception hall with useful understairs cupboard, downstairs shower room/WC which is ideal if the study/snug is utilised as a fourth bedroom. Impressive open plan dining kitchen/family room with a superb range of units along with centre island and integrated appliances. Fitted utility, spacious living room with French doors to the rear. First floor landing with built in store room/small office, master suite with large bedroom, fitted dressing room and luxurious en-suite shower room, two further double bedrooms and large family bathroom with double ended bath and separate walk in shower.

Low maintenance garden with patio entertaining area. The gravelled driveway leads to the timber garage with adjacent car port with EV charging point.

This property is offered unfurnished and is available on a 12 month tenancy. Please note that smoking is not permitted within the property. The Energy Efficiency Rating is B and Council Tax Band is E.





GARDEN COTTAGE, 93A HIGH STREET

APPROXIMATE GROSS INTERNAL AREA = 166.8 SQ M / 1795 SQ FT

GARAGE = 16.9 SQ M / 182 SQ FT

TOTAL = 183.7 SQ M / 1977 SQ FT



Illustration for identification purposes only,
measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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