Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



1 Primrose Cottages, Hazelwood Hill, Hazelwood, Belper, Derbyshire, DE56 4AD

£1,500 Per Calendar Month

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The most beautifully presented and superbly positioned three bedroom, two bathroom, cottage enjoying splendid countryside views.







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The gas centrally heated and UPVC double glazed accommodation comprises, rear entrance hall, cloakroom and combined utility room, superb open plan living dining kitchen with integrated appliances and log burning stove, understairs store cupboard and cosy lounge with bay window, to the first floor are three double bedrooms all with built in wardrobes and the rear with an en-suite, there is finally the main bathroom.

Externally, there is a rear courtyard with store shed, this area also doubles as a parking area.

Hazelwood is a delightful hamlet just past Duffield enjoying a semi-rural position. Plentiful local amenities and schooling including the Ecclesbourne secondary school can be found in Duffield.

ACCOMMODATION
Entering the property from the rear door into:

HALLWAY
Main composite door, coat hanging space, inset mat, radiator and wooden floor.

CLOAKROOM/UTILITY
Cleverly fitted with a low level WC with concealed cistern and shelf, wash basin, chrome towel radiator, space and plumbing for a washing machine, cupboard housing combination boiler providing domestic hot water and gas central heating.

LIVING DINING KITCHEN
23'4" x 11'7" (7.11m x 3.53m)
A magnificent open plan room with wooden flooring throughout, three UPVC double glazed windows with shutter blinds and inset ceiling spotlights throughout.

The kitchen is beautifully appointed with a range of fitted wall and base units with matching cupboard and drawer fronts, granite work surfaces and breakfast bar, recessed sink, electric oven and hob with extractor fan, integrated fridge, freezer, dishwasher and microwave oven, undercounter lighting, radiator.

The living area has plentiful space for lounge furniture, media connections and with a log burning stove set on a tiled hearth, stairs to first floor and useful cupboard beneath.

LOUNGE
12'11" x 11'10" (3.94m x 3.61m)
A charming bay windowed cosy lounge having a UPVC double glazed window with fitted shutter blinds and box seat, feature wall panelling, wall lights and fireplace, media connections, radiator.

FIRST FLOOR
Passaged with independent access to all bedrooms.

BEDROOM ONE
11'10" x 8'2" (3.61m x 2.49m)
An en suite bedroom with built in wardrobe, media connections, UPVC double glazed window, inset ceiling spotlights and radiator.

EN-SUITE
Cleverly fitted with a shower cubicle and mains chrome shower, wash basin and WC both set neatly into a vanity unit, UPVC double glazed window, chrome towel radiator, extractor fan and inset ceiling spotlights.

BEDROOM TWO
11'11" x 10'10" (3.63m x 3.30m)
A comfortable double bedroom with built in wardrobe, a front facing window provides stunning views over Derbyshire countryside, radiator.

BEDROOM THREE
10'10" x 8'4" (3.30m x 2.54m)

BATHROOM
8'1" x 6'3" (2.46m x 1.91m)
Fitted with a quality white three piece suite comprising a panelled bath with mains chrome shower over, wash basin sat on a vanity unit, low level WC, tiled floor, UPVC double glazed window, chrome towel radiator, extractor fan and inset ceiling spotlights.

OUTSIDE
Externally, there is a rear courtyard with store shed, this area also doubles as a parking area.

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

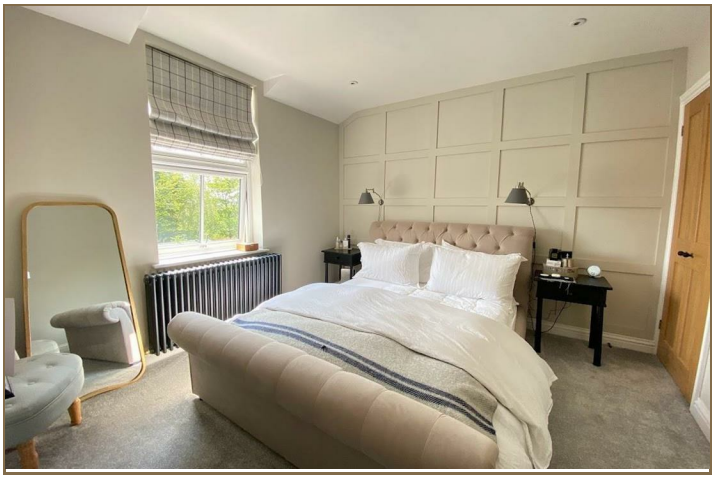
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(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.
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.









Road Map



Hybrid Map



Terrain Map

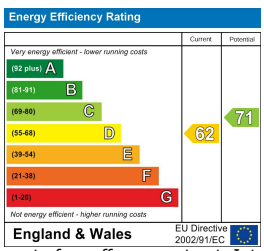


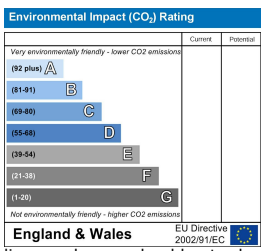
Floor Plan

Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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.
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