



4 Wash Hills Close, Brassington, Matlock, DE4 4HR
£1,350 pcm



- Three bed detached property
- Double garage & drive
- Sitting room with log burner & separate dining room
- Family bathroom & downstairs WC
- Large dining kitchen
- Enclosed court yard garden
- Quiet cul-de-sac
- Popular village location

Tel 01629 760899

Mobile 07977 136687

www.sallybotham.co.uk

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Entering the property via a hardwood entrance door with glazed panel, which opens to:

RECEPTION HALLWAY Having a staircase rising to the upper-floor accommodation, with an understairs storage cupboard housing the hot water cylinder, which is fitted with an immersion heater. The hallway has quarry tiles to the floor, central heating radiator with thermostatic valve, exposed beams to the ceiling, and panelled doors opening to:

SITTING ROOM A spacious room with front-aspect windows overlooking the gardens, and a pair of patio doors opening onto the enclosed rear courtyard and enjoying views over the open fields that surround the village. The room has polished light oak flooring, an inset log-burner, column central heating radiators, and exposed beams to the ceiling. There is a television and sky satellite aerial point.

DINING ROOM With a pair of double-glazed patio doors opening onto the gardens to the front of the property. The room has polished light oak flooring, faux beams to the ceiling, central heating radiator, and a fibre broadband connection point.

GROUND-FLOOR WC With a side-aspect double-glazed window with obscured glass, and quarry tiles to the floor, following through from the hallway. Suite with close-coupled WC and pedestal wash hand basin. A panelled door opens to a deep cupboard with slatted linen storage shelving.

From the hallway, a door opening leads to:

DINING KITCHEN A spacious dining kitchen with a double-glazed window and a glazed entrance door opening onto the enclosed rear courtyard. The room has quarry tiles to the floor, following through from the hallway. The kitchen is fitted with a range of cupboards and drawers, set beneath a roll-edged work surface with a tile splashback. There are wall-mounted storage cupboards and glass-fronted display cabinets. Set within the worksurface is a one-and-a-half bowl sink with mixer tap and a filtered drinking water tap. Also within the worksurface is a four-ring ceramic hob, over which is a cooker hood. Beneath the hob is a fan-assisted electric oven. Beneath the worksurface, there is space and connection for a dishwasher. There is ample space within the room for a family dining table. A panelled door opens to a deep storage cupboard/pantry with fitted shelving and a light. A further panelled door opens to:

UTILITY ROOM Having a worksurface, fitted shelving, and space and connection for a washing machine.

From the hallway, a staircase with open spindles rises to:

FIRST FLOOR LANDING Having a front-aspect double-glazed window, and panelled doors opening to:

BEDROOM ONE Again, with front-aspect double-glazed windows overlooking the close and the open fields beyond. The room has a central heating radiator with thermostatic valve.

BEDROOM TWO With a front-aspect double-glazed window, light wood laminate flooring, and central heating radiator. There is a further side-aspect window overlooking the village and the open countryside beyond.

BEDROOM THREE With a rear-aspect window overlooking the open fields and the enclosed rear yard. The room has wood-effect laminate flooring and a central heating radiator.

FAMILY BATHROOM With a rear-aspect window with obscured glass. Suite with: panelled bath; concealed-cistern WC; pedestal wash hand basin; and tiled shower cubicle with mixer shower. There is a central heating radiator with thermostatic valve, chrome-finished towel radiator, extractor fan, and shaver point.

From the landing, a panelled door opens to a deep built-in storage cupboard with a shelf.

OUTSIDE The property is approached via a block-paved driveway, providing off-road parking for two cars and giving access to the double garage. Lying to the front of the property is an area of enclosed garden with a central lawn and borders stocked with ornamental shrubs. To the rear of the property is an enclosed flagged courtyard with a raised border with an ornamental cherry tree. There are metal trough planters.

GARAGE A double garage with two pairs of traditionally-hung vehicular-access-doors, plus a rear-aspect window, and personnel door opening onto the courtyard. The garage has power and lighting. Sited within the garage is the Viessmann gas-fired boiler, which provides hot water and central heating to the property.

SERVICES AND GENERAL INFORMATION All mains services are connected to the property.

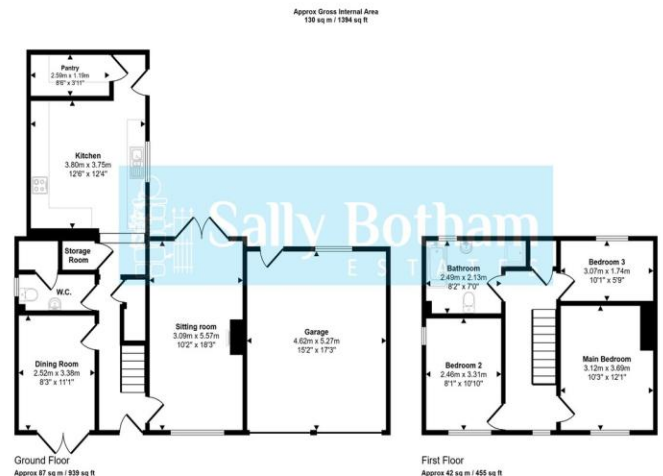
For Broadband speed, please go to checker.ofcom.org.uk/en-gb/broadband-coverage

For Mobile Phone coverage, please go to checker.ofcom.org.uk/en-gb/mobile-coverage

COUNCIL TAX BAND (Correct at time of publication) 'E'

DIRECTIONS Leaving the B5035 at Carsington water between Ashbourne and Wirksworth signposted Brassington, follow the road for 1.2 miles into the village on Town Street, take the first left turn onto Greenway and the first left onto Wash Hills Close.

DISCLAIMER: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	54 E	
21-38	F		
1-20	G		