



Corner Cottage
Thimble Hill
Weston Underwood
Derbyshire
DE6 4PE

£1,100 Per Calendar Month

- Oil fired central heating
- A wealth of charm and character throughout
- Sitting room
- Dining room
- Fitted kitchen
- External utility room
- Rear lobby
- Ground floor bathroom
- Separate w.c.
- Three bedrooms to the first floor

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

Located in the sought after village of Weston Underwood, this traditional brick built three bedroom semi-detached cottage, is to be let on an unfurnished basis with the added benefit of oil fired central heating.

Internally the accommodation briefly comprises, sitting room, dining room, fitted kitchen, external utility room, rear lobby with ground floor bathroom and separate w.c. To the first floor there are three well-proportioned bedrooms.

The property is set back from the road behind a lawned foregarden. Parking is found to the side.

LOCATION

The village of Weston Underwood is very pleasant and is set in the heart of open Derbyshire countryside, some 7 miles to the north west of Derby city centre and some 7 miles from the famous Market Town of Ashbourne, known as the gateway to the Peak District National Park.

A further point of note is the fact that The Cock Inn at Mugginton has undergone refurbishment and is part of a small group providing superb public house and restaurant facilities.

The village of Duffield is approximately 4 miles away and provides an excellent range of amenities including a variety of shops, good schooling (the property is in the catchment area of the noted Ecclesbourne School), local train and bus services and recreational facilities including squash, tennis and Kedleston Park Golf Course.

Carsington Reservoir provides sailing and trout fishing. Kedleston Park Golf Course is approximately midway between Derby and Weston Underwood. There is also a very highly rated primary school in the village of Mugginton, approximately 1 mile distance.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL/DINING ROOM

3.33 x 2.97 (10'11" x 9'9")

With wood grain effect laminate flooring, feature fireplace, central heating radiator, useful understairs storage cupboard and single glazed windows to the front. Doorway leads to-

SITTING ROOM

3.78 x 3.76 (12'5" x 12'4")

With double radiator, continuation of the wood grain effect laminate flooring, telephone jack point and single glazed windows to both front and rear elevations. Feature beamed ceiling.





FITTED KITCHEN

3.97 x 1.67 (13'0" x 5'6")

With quarry tiled flooring, a range of fitted base, wall and drawer units having matching cupboard fronts, roll edge solid wood preparation surfaces, oil fired central heating boiler and windows to both side elevations. Inset stainless steel sink with draining board and mixer tap. Double central heating radiator.

REAR LOBBY

With ceramic flooring, central heating radiator and glazed and panelled door provides access to the rear. Doorway leads to:-

GROUND FLOOR BATHROOM

With a continuation of the ceramic flooring, mosaic wall tiling, bath with mixer tap and shower attachment and vanity unit with ceramic wash hand basin, central heating radiator and obscure single glazed window to the side elevation.

SEPARATE W.C.

With continuation of the ceramic flooring, complementary mosaic wall tiling and obscure single glazed window to the side.

TO THE FIRST FLOOR

SEMI-GALLERIED LANDING

With single glazed window to the rear, central heating radiator and doorway leads to:-

PRINCIPAL BEDROOM

3.76 x 3.71 (12'4" x 12'2")

With double radiator and single glazed window with pleasant aspect to the front.

BEDROOM TWO

3.50 x 2.25 (11'6" x 7'5")

With central heating radiator, airing cupboard housing the hot water cylinder and single glazed window with pleasant aspect to the front.

BEDROOM THREE

3.85 x 2.29 (12'8" x 7'6")

With radiator and window to the front.

OUTSIDE & GARDENS

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The property is set back from the road behind a well stocked mature and lawned foregarden, enjoying a sunny aspect.

EXTERNAL UTILITY ROOM

With plumbing suitable for an automatic washing machine.

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Tandem parking providing off-street car standing for two vehicles is found to the rear of the property.

DIRECTIONAL NOTE

The approach from Derby city centre is via Kedleston Road, proceeding through Allestree to the outskirts, turning left rather than proceeding straight ahead towards Quarndon. Continue past the entrance to Kedleston Golf Club and upon entering the village of Weston Underwood turn right into Thimble Hill where Cottage Cottage will be located on the left hand side as identified by our To Let board.

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The approach from Derby city centre is via the Kedleston Road, continuing past the University, take the left hand turning prior to entering Quarndon and continue past Kedleston Golf Club and upon entering Weston Underwood, take the first right turning into Thimble Hill, where Corner Cottage is located on the left hand side.

SPECIFIC REQUIREMENTS

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The property is to be let unfurnished. No smokers. Available from 30th September 2024. PETS ACCEPTED. This property has an exception for EPC.

PROPERTY RESERVATION FEE

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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!

DEPOSIT

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5 Weeks Rent

ADDITIONAL INFORMATION

Property construction: Brick & Tile

Parking: Driveway

Electricity supply: MAINS -

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Central Heating (Oil Fired)

Broadband type: BT Openreach, please check Ofcom website.

VIEWING

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By prior appointment with Scargill Mann and Co Derby Office on 01332 206620.

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