

SCARGILL
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1 Sunleigh Cottage, Thimble Hill

Weston Underwood, Derby, DE6 4PE

£925 Per Calendar Month



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GENERAL INFORMATION

Enjoying sought after village location, this traditional cottage boasts oil fired central heating with the accommodation briefly comprising, entrance hall, sitting room with open fire, dining kitchen and utility room. To the first floor there are two double bedrooms and a family bathroom with full suite in white to include an electric shower. To the rear of the property are two useful brick built outbuildings and to the front is an enclosed lawned garden. The property also has the benefit of off street car standing.

LOCATION

The village of Weston Underwood is very pleasant, set in the heart of open countryside and is situated within the Ecclesbourne School catchment area. It is approximately six miles to the north-west of Derby city centre and some seven and a half miles from the famous market town of Ashbourne, known as the Gateway to Dovedale and the Peak District National Park.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With woodgrain effect laminate flooring, central heating radiator, stairs leading to the first floor. Doorway leads to

SITTING ROOM

14'0" x 12'0" (4.28 x 3.68)

With feature fireplace incorporating an open fire with decorative surround, tiled hearth and timber mantle. Double central heating radiator, TV aerial points and single glazed windows to both front and side elevations.

DINING KITCHEN

11'10" x 9'8" (3.63 x 2.96)

With woodgrain effect laminate flooring and a range of fitted base, wall and drawer units having matching cupboard fronts. Roll edge woodgrain effect preparation surfaces with inset stainless steel sink unit and draining board. Modern mixer tap, complementary tiled splashbacks, four ring electric oven with grill, double central heating radiator, ample dining space and single glazed window to the rear. Doorway leads to

UTILITY ROOM

With the continuation of the woodgrain effect laminate flooring with fitted work surface, oil fired boiler servicing the central heating system, plumbing suitable for an automatic washing machine and single glazed window to the rear.

TO THE FIRST FLOOR

SEMI-GALLERIED LANDING

With window to the front and doorway leads to

BEDROOM ONE

14'0" x 12'0" (4.28 x 3.67)

With windows to both front and side elevations, both with unrivalled views of the surrounding rolling Derbyshire countryside. Central heating radiator and TV aerial point.

BEDROOM TWO

11'11" x 9'8" (3.65 x 2.95)

With window to the rear, TV point and central heating radiator. Airing cupboard with slatted pine shelving which houses the hot water cylinder.

FAMILY BATHROOM

With three piece suite in white comprising low flush WC, pedestal wash hand basin with modern mixer tap and panelled bath with electric shower and screen over. Ceramic wall tiling, marble effect flooring, extractor fan, central heating radiator and obscure double glazed window to the rear.

OUTSIDE & GARDENS

To the front of the property is a lawned enclosed mature garden. To the rear there are two useful brick built outbuildings and off street car standing can be found to the side 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 Sunleigh Cottage will be located on the right hand side as identified by our To Let board.

SPECIFIC REQUIREMENTS

The property is to be left unfurnished. No smokers. Available now.

PROPERTY RESERVATION FEE

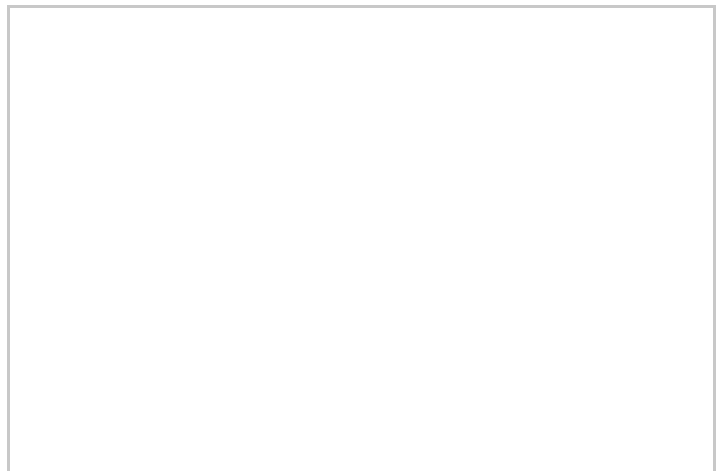
One Week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT

5 Weeks Rent.

VIEWING

Strictly by arrangement through Scargill Mann & Co - Derby Office 01332 206620.



Road Map



Hybrid Map



Terrain Map



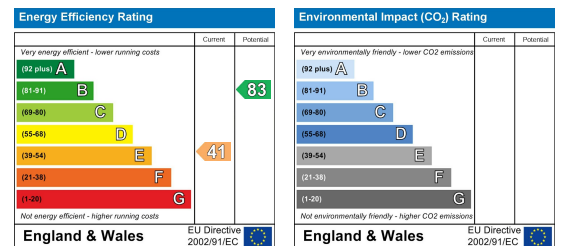
Floor Plan



Viewing

Please contact our Derby Lettings Office on 01332 206620 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.