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**Wash Hills Close, Brassington, Derbyshire, DE4 4HR**

£785 per calendar month

Unfurnished

Deposit £950

**GENERAL DESCRIPTION**

Located in the picturesque, highly sought after village of Brassington, this well presented, stone built detached house provides excellent versatile accommodation. The accommodation briefly comprises; entrance hall, Lounge, Dining room, Dining Kitchen, downstairs Cloaks, 3 Bedrooms & Family bathroom.

Having LPG energy efficient central heating the property is double glazed throughout with quarry tile and solid oak flooring to ground floor.

The driveway to the front aspect provides off road parking for at least two vehicles with the double garage currently converted for use as a studio/workroom. In addition to an attractive front garden there is a large paved courtyard to the rear.

Brassington is served well with local amenities including a school, and a Church, being surrounded by glorious countryside and within short distance of Carsington Reservoir. It is conveniently located for daily travelling to Ashbourne, Wirksworth, Matlock, Derby, Chesterfield, Nottingham and the M1 Motorway.

# ACCOMMODATION

## **GROUND FLOOR**

ENTRANCE HALL with quarry tile flooring and beamed ceiling. Stairs off to the first floor and doors through to

UNDERSTAIRS STORAGE CUPBOARD housing hot water tank and cloaks area.

DOWNSTAIRS CLOAKROOM with tiled floor continued from entrance hall and fitted with a grey 2 piece suite consisting of pedestal wash hand basin and w.c. Door concealing good sized storage cupboard.

DINING ROOM (11'9" x 8'3") with solid oak flooring and beamed ceiling. Two telephone points with wireless Broadband fitted and shelving to walls. Double glazed patio doors providing access to front garden and block paved patio area.



DINING KITCHEN (12'3" x 9'3") with tiled floor continued from entrance hall appointed with good range of white and glass fronted base and eye level storage units comprising built in fridge and Neff electric oven with 4 ring electric hob and extractor hood above. Tiled splash backs, laminate roll back work surfaces and stainless steel sink with drainer and mixer tap above. Doorway concealing good size larder/storage cupboard. Double glazed door providing access to rear courtyard garden.

Further doorway leading to;

LAUNDRY/UTILITY ROOM (8'4" x 4') with shelving and laminate roll edge work surface. Plumbing for washing machine.

LOUNGE (18'10" x 10'2") with solid oak flooring and main feature of room being attractive single door wood burner with marble hearth. Two upright radiators, television point with Sky access. Room having double glazed patio doors to rear courtyard and beamed ceiling. Smoke alarm fitted to ceiling



## FIRST FLOOR

Landing at head of stairs with open balustrade and 2 smoke alarms to ceiling:

BEDROOM 1 (10'2" x 12') with double glazed window to front aspect. Room having dimmer light.

BEDROOM 2 (10'9" x 7'11") With double glazed windows to front and side aspect and laminate flooring.

FAMILY BATHROOM fitted with a white 4 piece suite comprising bath with mixer tap and hand shower attachment, pedestal wash hand basin, low flush w.c. and corner shower unit with glass door and thermostatically controlled electric shower. Room being part tiled, part wood panelled with cushion flooring and heated towel rail

BEDROOM 3 (10'1" x 5'8") with double glazed window to rear aspect overlooking open fields. Laminate flooring and concealed storage cupboard. having a front aspect sealed unit double glazed window, central heating radiator and coving.

## OUTSIDE

To the front of the property is a private block paved driveway providing off road parking for 2 vehicles. The front garden is predominantly laid to lawn with shrub filled borders and block paved patio seating area.

WORKROOM/STUDIO (16' x 16') having single glazed windows to front and rear aspect and single glazed door to rear courtyard garden. Room having power and light and LPG high efficiency boiler fitted to wall and water tap.

To the rear of the property is an attractive courtyard garden with predominantly flagstones patio seating area, with patio heater (connected to LPG tank) and raised border areas filled with shrubs.

Solar panelling fitted to side of property linked to hot water provision



**VIEWING: By appointment through Dove Property Management**