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The Plain, Brailsford, Derbyshire DE6 3BZ
£600 per calendar month Unfurnished Deposit £800

GENERAL DESCRIPTION

A recently refurbished, semi-detached home set in a popular residential area close to Brailsford village centre. Briefly comprising Entrance Hall, Utility Room, Downstairs Cloaks, fully fitted Kitchen Diner, spacious Lounge, two Double and one Single Bedrooms and Family Bathroom.

With lawned gardens to front, side and rear of the property and private gravelled drive offering off road parking for two vehicles.

Early viewing recommended.

EPC Band E

Council Tax Band B

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via UPVC double glazed entrance door under covered porch into:

ENTRANCE HALL with two pendant light fittings and smoke alarm to ceiling, double glazed, obscured window to side of door and double panelled central heating radiator. Stairs to First Floor, door concealing understairs storage cupboard, with 'TimeGuard' thermostat control to wall. Room having ceramic tiled floor. internal glazed door through to Kitchen Diner and open walkway through to:

UTILITY ROOM (6' x 5'6") with ceiling light fitment, double glazed windows to side and rear aspects and double glazed UPVC door providing access to rear garden. Wall mounted 'Worcester' combi boiler alongside 'TimeGuard' heating control panel and double panelled central heating radiator. Laminate work surface with space and plumbing under for washing machine / tumble drier. Ceramic tiled flooring continued from hall and further door off to:

DOWNSTAIRS CLOAKS having ceramic flooring continued with ceiling light fitment and double glazed obscured window to side, appointed with a white two piece suite comprising low flush W.C. and vanity wash hand basin.



KITCHEN / DINER (14'11" into cupboards x 9'6" into cupboards) fitted with a range of beech effect base and eye level storage units with granite effect laminate work surface over. Integrated 'Hotpoint' electric oven, with inset 'Schott' four ring ceramic hob over and extractor hood above. Inset stainless steel sink with vegetable bowl, drainer and mixer tap over with tiled splash backs throughout. Built-in 'Cata' refrigerator and freezer units and built-in 'Indesit' dishwasher. Room having three strip lights and smoke alarm to ceiling, double panelled central heating radiator, double glazed window to rear aspect, telephone and multi-media points. With ceramic tiled flooring and glazed internal door into:



LOUNGE (14'11" x 11'1" max), with country oak laminate flooring and double glazed window to front aspect. Two pendant light fittings and smoke alarm to ceiling, telephone and multi-media points, and double panelled central heating radiator. Main feature of the room being a brick built fireplace with wood mantel and tiled hearth.

FIRST FLOOR:

LANDING AREA at top of carpeted stairs with handrail, pendant light fitting, loft access hatch and smoke alarm to ceiling, Carpet to floor with double glazed window to side, further 'TimeGuard' thermostat control and double panelled central heating radiator. Four door built-in storage cupboard with shelving and light fitment, and doors off to:

BEDROOM 1 (12'8" x 9'7"), carpeted with pendant light fitting to ceiling, double panelled central heating radiator, double glazed window to rear aspect and telephone / multi-media points.



BEDROOM 2 (11'4" x 11'1"), carpeted with pendant light fitting to ceiling, double panelled central heating radiator, double glazed window to front aspect and telephone / multi-media points.

BEDROOM 3 (9'11 x 6'10" max), carpeted with pendant light fitting to ceiling, double panelled central heating radiator, double glazed window to front aspect. Double door built-in wardrobe with two door shelved cupboard under.



BATHROOM appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and bath with chrome 'Mira Element' thermostatically controlled mains shower over. With light fitment and extractor fan to ceiling, room being part tiled with heated towel rail, and cushioned flooring.

OUTSIDE:

TO THE FRONT & SIDE OF THE PROPERTY is a private garden with hedged / fenced border predominantly laid to lawn, with entrance path to front entrance door.



TO REAR OF THE PROPERTY is a further lawned area, adjacent to which is a gravelled private drive offering off road parking for two vehicles. Concrete shed for storage.

VIEWING: By appointment through Dove Property