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**‘Brown Top’, Hillside Lane, Brassington, Derbyshire DE4 4HL**  
£850 per calendar month    Unfurnished    £1000 security deposit

## **GENERAL DESCRIPTION**

A unique property offering spacious, versatile family accommodation located in the charming village of Brassington with picturesque views of the Derbyshire countryside.

Built on the hillside the ground floor accommodation briefly comprises entrance porch, spacious hallway providing access to large dining kitchen (incl major appliances), lounge with full width windows leading to a balcony with views over Brassington, bedroom and family bathroom. To the lower ground floor there are 3 further well proportioned bedrooms, separate shower room, boiler room, and under stairs storage room.

Access to the property from Hillside Lane leads to off road parking for at least 2 vehicles plus additional parking in front of the attached garage adjacent to the property. The property has electric central heating.

Located in the highly sought after village of Brassington, with local amenities including a school, pre-school, Church and public houses the property is surrounded by glorious countryside and also within a short distance of Carsington Reservoir. It is conveniently located for daily travelling to Wirksworth, Matlock, Ashbourne, Derby, Chesterfield, Nottingham and the M1 Motorway.

## **ACCOMMODATION**

### **GROUND FLOOR**

ENTRANCE is via a useful porch area leading to a spacious hallway with stairs leading down to additional bedrooms. Providing access to;

DINING KITCHEN (15'10" X 10' 10"): having linoleum flooring to the kitchen area and laminate flooring to dining area the kitchen has a good range of eye and base level units in light oak with roll edge 'cream marble effect' worktops. There is an integral fridge with dishwasher and free standing freezer. Windows to front and side elevations with doors leading to garage and;



STORAGE CUPBOARD housing the hot water tank and location of fitted washing machine.

LOUNGE (20'10" x 15'2") an impressive light room with full room width picture windows incorporating doors leading to large balcony from which the breathtaking setting may be fully appreciated. The room has a natural stone fire surround with open fireplace. T.v. aerial point.



FAMILY BATHROOM with grey suite comprising pedestal wash hand basin, low level w.c. and bath. Chrome heated towel rail.

BEDROOM 4 (14'10" x 8'9") with charming views to side aspect. Phone point.

### **LOWER GROUND FLOOR**

Accessed by staircase down to hallway with doors leading onto large storage cupboard and boiler room containing electric GEC Nightstore 100 boiler with ample shelving.

MASTER BEDROOM (12'4" x 14'6") having double window to rear aspect and telephone point.

BEDROOM 2 (11'5" x 8") with window to rear garden

BEDROOM 3 (13'7" x 8'9") with window to side aspect

SHOWER ROOM with Mira 88 thermostat shower, pedestal wash hand basin, low level w.c. and chrome heated towel rail.

UNDER STAIRS STORAGE ROOM

## **OUTSIDE**

The main access to the property is via a sloping driveway leading to an integral single garage with separate parking area for a further 2 vehicles. In addition to the balcony area leading from the lounge there is a large patio area adjacent to the kitchen plus additional gravelled seating area to the rear. Attractive shrub filled borders surround the property with a large enclosed rear garden mainly laid to lawn.

Council tax band F



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