



Tel/Fax 01335 342936 Mob: 07791 258005
www.dovepropertymanagement.co.uk



The Loft Apartment, Brookside Cottage, Hales Green, Yeaveley, Derbyshire DE6 2DS
£475 per calendar month Part-Furnished / Furnished Deposit £550

GENERAL DESCRIPTION

Set in an idyllic village location with fantastic views over open countryside, this stylish, one bedroom loft apartment is available furnished. Briefly comprising Entrance Hall with stairs to First Floor, attractive, open plan Kitchen Diner with 'Neff' appliances through to spacious Lounge, Double Bedroom and well appointed Shower Room. Double glazed throughout with oil fired central heating, private patio and parking for two vehicles.

Would ideally suit single professional or couple, with good access to A515, A50 and A52 just 4 miles from Ashbourne Town Centre. Ideal for commuting to both Derby and Stoke.

Early viewing recommended. Available on a short and long term let basis.

EPC Band C

Council Tax Band A

ACCOMMODATION

GROUND FLOOR:

ENTRANCE via hard wood double glazed, leaded private door into

ENTRANCE HALL with mat carpeting to floor, recessed spotlights to ceiling, double panelled central heating radiator and stairs to First Floor.

FIRST FLOOR:

LANDING AREA at top of carpeted stairs with open balustrade with thermostat control to wall, recessed spotlights to ceiling and doors off to Bedroom and Shower Room, giving open access into:

KITCHEN / DINER (14'11" max x 7'11" into cupboards) with well defined Dining Area. Kitchen fitted with a range of light wood shaker style base and eye level storage units with laminate work surface over. Integrated 'Neff' electric Oven with inset 'Creda' ceramic four ring hob over and extractor hood above. Inset stainless steel sink with drainer and mixer tap over. Built-in 'Neff' fridge freezer and matching built-in dishwasher. Free-standing 'Panasonic' combination microwave oven. Room having recessed spotlights and heat sensor alarm to ceiling, two double panelled central heating radiators, one double glazed window to side aspect and two double glazed velux windows. Open access through to:



LOUNGE (19' x 7'5"), with wooden floors continued, recessed spotlights and smoke alarm to ceiling, two double panelled central heating radiators and two double glazed windows to front aspect. Two television points, Sky leads to external dish and telephone point.



BEDROOM 1 (10'8" x 8'3"), carpeted with recessed spotlights and smoke alarm to ceiling, double panelled central heating radiator, double glazed window to side and television point.

SHOWER ROOM appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and large shower cubicle housing a 'Mira CombiFlow' thermostat controlled mains shower. With recessed spotlights and extractor fan to ceiling, room being half tiled with chrome, heated towel rail, wall light / shavers point, tiled flooring and door concealing deep over stairs storage cupboard.



OUTSIDE:

TO THE FRONT OF THE PROPERTY is a large shared driveway with two allocated parking spaces with footpath to side of the apartment building leading to the Entrance Door



TO REAR OF THE PROPERTY is a private patio seating area with table and chairs.

Views over open countryside and farmland to all aspects.

NB: An extra £120 per calendar month is payable by the tenant to cover costs of oil, electricity and water used.

VIEWING: By appointment through Dove Property