



Ashbourne Business Centre, Dig Street, Ashbourne,
Derbyshire DE6 1GF Tel/Fax 01335 342936
www.doveproperty.co.uk



**Overfields Lodge, Lower Wild Park, Wild Park Lane,
Brailsford, Derbyshire, DE6 3BN**
£715 per calendar month. Deposit £815.
Unfurnished

GENERAL DESCRIPTION

An impressive two double bedroomed, detached chalet bungalow with spectacular views over open countryside and farm land. Positioned on a quiet private road leading to the main site of a working farm, the property comes fully double glazed with oil fired central heating throughout. Comprising Entrance Hall, spacious Lounge, Dining Room, Conservatory, large fitted Kitchen/Diner, Utility Room and Downstairs Cloaks, having two double Bedrooms off Landing and family Bathroom. Ideal for the professional, couple or small family this comfortable home also has good sized gardens to all aspects, substantial off road parking to front of the property and integral garage.

Located approximately 1 mile from Brailsford the house has good access to the A52 Derby / Ashbourne, with the A38/A50 link roads all within a short distance.

The property is let unfurnished.

Early viewing highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE via UPVc double glazed leaded door into:

ENTRANCE HALL with double glazed opaque window to front adjacent to door, double panelled central heating radiator and stairs off to first floor. Further double glazed opaque window to front aspect, coving and smoke alarm fitted to ceiling. Hall having cushioned flooring, telephone point, door concealing understairs storage cupboard and doors off to:

LOUNGE 20'1" x 11'0" with double glazed raised bay window to front aspect, two double glazed windows to side and rear aspects and one double panelled, one single panelled central heating radiators. Main feature of room being an electric fire with tiled/brick hearth and wood adam surround. Coving to central light to ceiling and two decorative wall mounted uplighters. .



DINING ROOM 9'4" x 8'8" with central heating radiator, telephone point and open archway through to:

CONSERVATORY 11'2" x 10'0" being constructed of brick and double glazed UPVc windows to rear and side aspects enjoying excellent views of countryside. Double glazed door providing access to patio seating area.

KITCHEN/DINER 21'4" x 10'9" appointed with a range of quality beech base and eye level storage units, one being glass fronted with under lighters, incorporating roll edge laminate work surface, 'Hotpoint' built-in electric oven with four ring electric hob and extractor hood over. Stainless steel sink and drainer with mixer tap over. Built-in 'AEG' dishwasher. Room having two double glazed window to rear and side aspects, and double glazed raised bay window to front adjacent to well defined dining area. Tiled splashbacks throughout and two three-point spotlights fitted to ceiling. Ceramic tiled floor with doors off to:

UTILITY ROOM 9'6" x 7'4" with double glazed window to rear, central heating radiator, cushioned flooring and plumbing for washing machine.



SECONDARY HALL with ceramic tiled floor continued from kitchen having floor mounted boiler and double glazed entrance door from front of property. Further internal door to:

DOWNSTAIRS CLOAKS fitted with a white two piece suite comprising W.C. and vanity wash hand basin, having tiled splashback, double glazed opaque window to front and ceramic tiled floor..

FIRST FLOOR

LANDING 9'4" x 7'3" at head of staircase with handrail with double glazed dormer window to rear aspect, double door airing cupboard concealing hot water tank and double panelled central heating radiator. Doors off to:

MASTER BEDROOM 15'5" x 10'11" with double glazed window to front aspect, and central heating radiator.



BEDROOM TWO 13'6" x 10'10" with double glazed window to front aspect, two central heating radiators.

FAMILY BATHROOM fitted with a white three piece suite comprising low level W.C., pedestal wash hand basin and bath with "Triton" power shower over and telephone handle style shower attachment. Room having double glazed opaque window to front, central heating radiator and loft access hatch. Room half tiled.

OUTSIDE

To the front of the property is a spacious garden predominantly tarmac providing substantial off road parking facilities. Also, integral to the main house is a single garage with two single glazed windows to rear and side aspects, entered through up and over door. Landscaped gardens extend to both sides of the property with lawned areas, shrub filled borders and rockeries. To the rear of the property is a large garden predominantly laid to lawn with patio seating area and mature trees enjoying most spectacular views over farmland and open countryside.



VIEWING: By appointment through Dove Property