



Main Road, Stretton, Alfreton, Derbyshire DE55 6EW



C

£825 Per Month

PINEWOOD

**Main Road
Stretton
Alfreton
Derbyshire
DE55 6EW**



£825 Per Month

**2 bedrooms
2 bathrooms
2 receptions**

- TWO BED DETACHED COTTAGE WIN A SEMI RURAL POSITION
- DRIVEWAY PARKING FOR ONE CAR
- ENSUITES TO BOTH BEDROOMS - ONE WITH SHOWER ONE WITH BATH
- SPACIOUS CONSERVATORY OVERLOOKING THE REAR GARDEN
- SOUGHT AFTER SEMI RURAL VILLAGE LOCATION
- COUNCIL TAX BAND A - BOND £951 - GAS CENTRAL HEATING - UPVC DOUBLE GLAZING
- GROUND FLOOR W.C AND LARGE UNDER STAIRS STORE
- LOUNGE WITH GAS FIRE
- WEST FACING PRIVATE QUANT WELL ESTABLISHED GARDEN WITH SHED AND SUMMERHOUSE
- MODERN KITCHEN WITH BREAKFAST BAR AND APPLIANCES



SECLUDED SEMI RURAL POSITIONSPACIOUS CONSERVATORY**DRIVEWAY PARKING FOR ONE CAR**

**QUAINT TWO DOUBLE BED DETACHED STONE COTTAGE situated on a secluded plot in this semi rural position in the sought after village of Stretton, off the main A61 commuter route, with access to the local amenities, Clay Cross and Alfreton being the nearest towns, close to Ogston reservoir and the peak district for walks. The cottage downstairs has a lounge with gas fire, modern kitchen with breakfast bar island and integrated appliances, including a dishwasher, new oven, fridge freezer and washing machine and a spacious conservatory with views out to the garden. ground floor w.c and large under stairs store. To the first floor is the main bedroom with ensuite shower room and large store/wardrobe, the second bedroom has storage and ensuite bathroom. To the front is driveway parking and to the rear is a private well established west facing garden with pagoda, decking, lawn and shed and summerhouse. uPVC Double Glazing and Gas Central Heating.

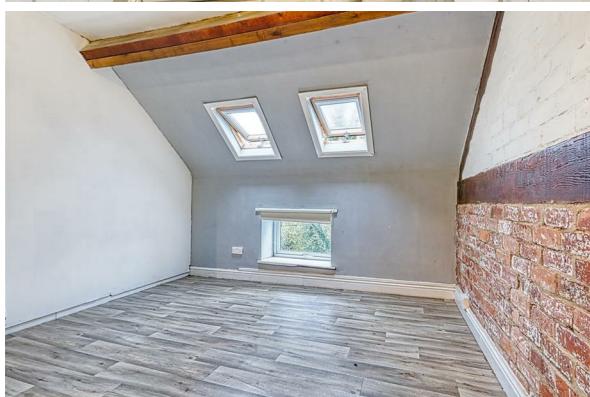
PLEASE NOTE: MINIMUM 12 MONTH TENANCY

VIDEO TOUR AVAILABLE - TAKE A LOOK AROUND

If you would like to view this property, or apply for it, please click the 'Request Details' button on Rightmove and enter your information

DISCLAIMER

These particulars do not constitute part or all of a contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property the photos are for reference purpose only, the white goods advertised may not be in situ and if there are any points which are of particular importance to you or any particular white goods required please check with the office and we will be pleased to check the position on these.



GROUND FLOOR
44.6 sq.m. (480 sq.ft.) approx.

1ST FLOOR
28.4 sq.m. (306 sq.ft.) approx.



TOTAL FLOOR AREA: 73.0 sq.m. (786 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

Year	Current Rating	Potential Rating
2002/91	A	B
2003/04	B	C
2004/06	C	D
2005/07	D	E
2006/08	E	F
2007/09	F	G
2008/10	G	
2009/11		
2010/12		
2011/12		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO2) Rating

Rating	Current Potential
Very environmentally friendly - lower CO2 emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO2 emissions	

EU Directive 2002/9/IEC

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24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039



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