



5 Bed House - Detached

43 Broadway, Duffield DE56 4BU

£1,800 PCM



5



2



2



D

**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Classic Family Home
- Available for a 6-12 month tenancy
- Extensive Family Gardens with Fine Rural Views
- Five Bedrooms
- Two Reception Rooms
- Breakfast Kitchen/Utility Room
- Double Garage
- Office/Studio/Games Room
- Ecclesbourne School Catchment
- Available now

Five bedroom unfurnished detached family home available to rent for a six - twelve month period.

The accommodation has the advantage of a gas fired central heating system, original leaded light windows, and in brief comprises of the following:- Impressive Reception Hall, Guest Cloakroom/Shower Room, Lounge, Separate Living/Dining Room Breakfast Kitchen, Enclosed side entrance Hall, Utility Room, a three stage staircase provides access to the first floor part galleried landing, Five Bedrooms and Family Bathroom, Attached Double Tandem Garage, Excellent Office/Studio/Games Room, Charming and extensive gardens with paddock beyond.

The property is ideally positioned for the host of facilities on offer within the village of Duffield, which include a selection of local shops, public houses, library, medical centre, squash and tennis club, golf course, regular public transport, railway station, and of course the highly regarded local schools which include the Ecclesbourne School situated on nearby Wirksworth Road.

The Derby city centre is within quick and easy reach as is access to the Peak District National Park. All in all an ideal family location.

Available immediately. Sorry no pets.

Reception Hall

19'8" x 9'2" maximum (5.99m x 2.79m maximum)

Herringbone pattern wood block flooring, period style radiator, picture rail, wall light points and down-lighters to ceiling, cloaks/storage cupboard below stairs with leaded light window to the front elevation. The attractive three-stage staircase rises from the reception hall and provides access to the first floor landing.



Guest Cloakroom/Shower Room

With a modern white suite of WC and wash hand basin with chrome mixer taps and cupboard below, chrome heated towel rail, shower cubicle with Triton shower unit, attractive part tiled walls and a leaded light window to the front elevation.



Lounge

18'3" x 14'10" max (5.56m x 4.52m max)

An attractive room with original Inglenook style fireplace with oak surround, painted brick interior, brick hearth and fitted wood burning stove. Two period style central heating radiators, leaded light window to the front elevation, leaded light bay window to the side elevation and leaded light French windows providing access to the rear garden and splendid views over the same, natural wood flooring, picture rail and wall light points.

Living Room / Separate Dining Room

14'9" x 13' (4.50m x 3.96m)

Open fireplace with period style surround and open grate with a brick built hearth, wide bay window to the rear elevation with three leaded light windows providing charming views over the rear garden, paddock and farmland beyond, picture rail, period style central heating radiator and wall light points.

Breakfast Kitchen

18'5" x 14'8" (5.61m x 4.47m)

With a range of panel door fitted units featuring an inset double bowl sink with chrome mixer taps, adjoining an adjacent matching base unit with cupboards and drawers under incorporating an integrated dishwasher, divider unit with fitted gas hob and Belling double electric oven below, integrated Miele fridge and a range of matching wall cupboards. Useful walk-in shelved pantry, ceramic tiled floor, Xpelair fan and a period style radiator, to the Dining Area is a painted brick chimney breast with fitted wood burning stove with brick built hearth, leaded light glazed door providing access and aspects to the rear garden.

Enclosed Side Entrance Hall

Having stable style doors to both front and rear gardens, access to:-

Utility / Laundry Room

9'7" x 3'6" (2.92m x 1.07m)

Leaded light window to the front elevation, ceramic tiled floor, plumbing for an automatic washing machine, gas central heating boiler, worktop with appliance space below and above, wall cupboard.

Staircase

A charming three stage staircase rises from the reception hall and provides access to the first floor landing.

First Floor Landing

Having a feature pair of leaded light windows to the front elevation, part gallery style landing with picture rail and access to the loft space, airing cupboard with shelving and hot water tank and useful walk-in storage cupboard.



Bedroom 1

14'10" x 12'9" into bay window (4.52m x 3.89m into bay window)

Central heating radiator, wide leaded light bay window to the rear elevation providing charming views over the rear garden, paddock and farm land beyond. A range of panel door fitted wardrobes, vanity sink with chrome mixer taps with cupboard below.

Bedroom 2

13' x 10'9" maximum (3.96m x 3.28m maximum)

Central heating radiator, leaded light window to the rear elevation providing charming views over the rear garden, paddock and farm land beyond, picture rail, leaded light window to the side elevation and a pair of panel door built-in wardrobes.

Bedroom 3

13'1" x 10' (3.99m x 3.05m)

Central heating radiator, leaded light window to the rear elevation and side elevation providing views over the garden, paddock and farm land beyond, wash hand basin with mixer taps and cupboard below, built-in storage cupboard.

Bedroom 4

10'8" x 8' (3.25m x 2.44m)

Central heating radiator, leaded light window to the front elevation and side elevation and picture rail.

Bedroom 5

8'4" x 7'3" (2.54m x 2.21m)

Central heating radiator, leaded light window to the front elevation and side elevations, picture rail.

Family Bathroom

7'9" x 8'1" (2.36m x 2.46m)

Modern white suite of panel bath with chrome taps, bidet, WC with concealed cistern with adjoining wash hand basin with chrome mixer taps and cupboards below. Corner shower cubicle with Triton shower unit, extractor unit and wall lights.



Attached Double Garage (tandem)

32' x 11'3" (9.75m x 3.43m)

With power and light connected, wash hand basin, two cold water taps, Henderson rolling doors and personal door providing access to the garden. It should be noted that the garage has excellent ceiling height and may suit those who have a motor home or caravan, door height 8'3" ceiling height 9' Attached to the garage is a:

Office/ Studio / Games Room

17'10" x 9'8" (5.44m x 2.95m)

A splendid versatile room of brick and tile construction with two leaded light windows, Belfast sink with chrome mixer taps (cold supply) with pine worktop surround and drawers and cupboards below.

Gardens

The property is set back from the road frontage behind a mature front garden with a wide variety of established planting and is approached via a tarmac driveway providing ample parking for several vehicles. To the side of the property is a mellow matching brick wall with double gates providing access to the extensive rear garden. The rear garden there is a stunning south westerly facing garden providing a superb feature to the property, ideal for an energetic young growing family. There is a wide stone paved patio ideal for outdoor entertaining, extensive shaped lawns and comprehensively stocked established borders with a wide variety of planting. Summer house, timber garden shed and kitchen garden area.



Paddock

Beyond the family garden is a charming area of Paddock with post and rail fencing with a timber stable and a mature oak tree, bordered by fields.



Our fees

Our fees for prospective tenants

Upon application to rent one of our properties, we would need to see, and take a copy of, ID (driving licence/passport) and proof of current address (recent utility bill – not mobile phone bill – dated within the last three months), for each adult over the age of 18 who wishes to reside at the property.

An application fee will be due of £180 inc vat for the first adult applicant, plus £60 inc vat for each additional adult applicant. Should a guarantor be required to support the applicant(s), the fee for the guarantor will be £60 inc vat. A £200 holding fee is payable upon application of the property, which will secure the property for you throughout the application Our process. This fee is non-refundable, should you not proceed to rent the property. Alternatively the £200 will be deducted from the deposit due at the start of the tenancy.


Once your application has been approved, and prior to the start of your tenancy, we will ask you to provide to us, cleared funds for the following amounts:

- * inventory fee of £90 inc vat
- * deposit, equivalent to one month's rent plus £100 (less the £200 holding fee), and
- * one month's rental payment (payable in advance)



These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	