



Fletcher



1 Bed Barn Conversion

The Flat Duck Pond View, Hazelwood DE56 4AP
£1,080 Per Month



Fletcher
& Company

www.fletcherandcompany.co.uk

- Stunning Rural Location
- Barn Conversion
- Private Garden
- Countryside Views
- Separate Utility Room
- Spiral Staircase
- Open Plan Kitchen with Fitted Appliances
- Large Double Bedroom with En Suite
- Private Off Street Parking
- Fast Internet Speed

Set within beautiful open countryside in the sought-after village of Hazelwood, close to Duffield and Belper, this charming fully furnished apartment offers a peaceful rural setting with far-reaching views across the surrounding farmland.

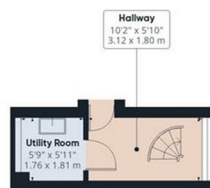
The accommodation features a comfortable open-plan living, dining and kitchen area, together with a generous double bedroom with dressing area and a spacious bathroom with both bath and separate shower. A useful ground-floor utility and boot room with washer/dryer provides additional storage and practicality.

One of the standout features is the private decked terrace, accessed directly from the bedroom and enjoying picturesque views across the countryside and neighbouring duck pond, with steps leading down to the private garden below.

The property is approached via a gravelled driveway and benefits from car port parking.

Ideally suited for either a single or couple looking for a peaceful countryside home, while remaining conveniently placed for the shops, restaurants, pubs and railway connections available in nearby Duffield and Belper.

£1,080pcm with bills included (apart from oil), or £895pcm with bills separate.



Floor 0



Floor 1

Approximate total area⁽¹⁾

619 ft²
57.4 m²

Reduced headroom

22 ft²
2.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	71
(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		
(69-80) C		
(55-68) D		
(39-54) E	48	60
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales		
EU Directive 2002/91/EC 		

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