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estate agents









Caras Cottage Uttoxeter Road, Foston, Derby, Derbyshire, DE65 5DL

£800 PCM

AVAILABLE NOW. This enchanting detached barn conversion, nestled in a tranquil cul-de-sac within a private countryside development, features high ceilings, a recently refurbished contemporary kitchen, a spacious reception room, a serene bedroom with built-in wardrobes, a modern wet room, beautiful views, and parking, making it an ideal peaceful retreat for singles or couples.

EPC: D, Council tax: A, deposit: £920 which includes a holding deposit of £180 which will go towards the successful applicants first month rent.

Sales: 01283 777100
Lettings: 01332 511000
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Full description

Introducing an enchanting, detached bungalow, available for let, nestled in a peaceful, quiet cul-de-sac within a private development. This property is set in a delightful countryside location, offering tranquillity and privacy. The property is in good condition and boasts a wealth of unique features that truly make it stand out.

The high ceilings throughout the bungalow contribute to a feeling of spaciousness, enhancing the open-plan layout. This design, present in both the kitchen and reception room, creates a seamless flow through the property, perfect for modern living.

The kitchen has been recently refurbished, offering a contemporary space that is as stylish as it is practical. The reception room features high ceilings and wood floors, enhancing the property's natural charm and character.

The bungalow offers one bedroom, a haven of tranquillity with built-in wardrobe and enough space for a double bed. The bathroom is designed as a wet room, providing a modern and accessible feature.

One of the standout characteristics of this property is the beautiful view. Coupled with the availability of parking, this bungalow provides both aesthetic and practical appeal.

This property is ideally suited for singles or couples, looking for a peaceful retreat in the countryside. The charm of this bungalow lies in its incredibly quaint character, making it a perfect country escape. Experience the perfect blend of country living with a modern touch in this one bedroom bungalow.

Open Plan Lounge/Kitchen/Diner

13'4" x 17'1" (4.08 x 5.21)



Having wood flooring and neutral decor with front aspect timber framed double glazed window, timber main entrance door, vaulted ceiling with exposed beams and access to roof space, radiator, tv point, telephone point, wall lights. Kitchen area with a range of bespoke wall and floor units to shaker style in slate grey with wood effect roll edge worktop and tiled splashbacks, inset stainless steel sink with drainer and chrome monobloc tap, integrated electric oven with induction hob over and chimney style extractor hood, under counter space for fridge.

Bedroom

9'2" x 13'9" (2.81 x 4.21)



Having wood flooring and neutral decor with front aspect timber framed double glazed window and French doors, vaulted ceiling with exposed beams and access to roof space, fitted overhead cupboards, fitted wardrobe, radiator, telephone point.

Wet Room

3'8" x 10'2" (1.14 x 3.11)



A fully tiled wet room with plumbed shower, pedestal wash hand basin with chrome hot and cold taps, low flush wc.

Outside

There is parking for two cars to the left of the property, whilst on the right hand side you will find a small covered storage area where you will find a boiler and plumbing for a washing machine.

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Material information

Verified Material Information
Monthly rent: £800
Council Tax band: A
Council Tax annual charge: £1399.73 a year (£116.64 a month)
Tenure: Freehold
Property type: Bungalow
Property construction: Standard undefined construction
Energy Performance rating: D
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: LPG-powered central heating is installed.
Heating features: None
Broadband: TBC
Parking: Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

What3Words

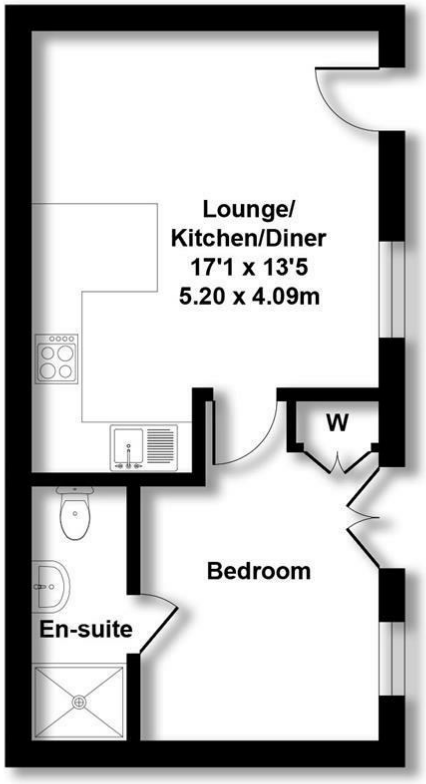
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Disclaimer

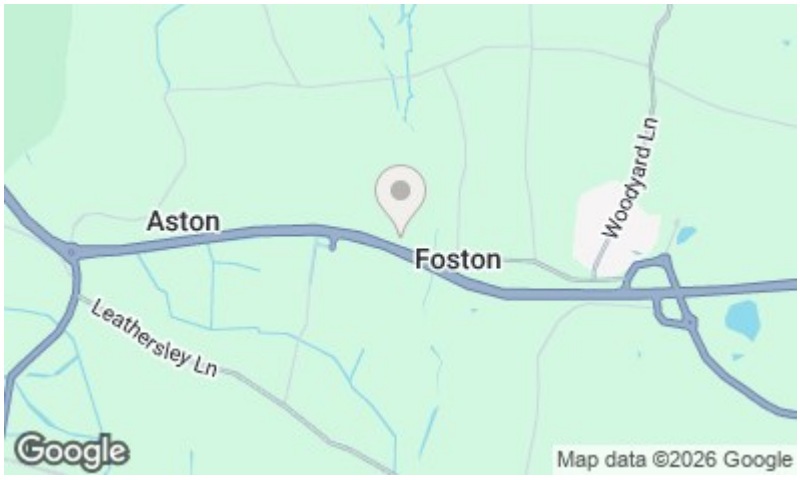
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

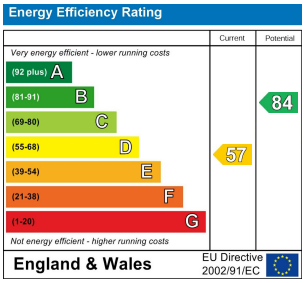
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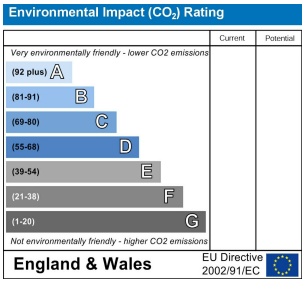
Approximate Gross Internal Area
366 sq ft - 34 sq m



Not to Scale. Produced by The Plan Portal 2024
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