



Woodhouses, Derby, DE73 8DN

£2,500 Per Month

Nestled in the highly desirable hamlet of Woodhouses, just a short walk from Melbourne Pool via picturesque footpaths, this exceptional four-bedroom detached barn conversion has been finished to an outstanding standard throughout, seamlessly blending character features with modern-day living.

The heart of the home is the stunning open-plan kitchen, dining and living space, featuring a log burner and large uPVC double-glazed sliding doors opening onto the garden, creating a wonderful space for both family life and entertaining. Off the kitchen is a substantial utility room with space and plumbing for an American-style fridge freezer, along with a convenient ground floor WC.

A characterful boot room with exposed stone walls and traditional pegs leads through to an impressive hallway, where floor-to-ceiling windows frame attractive woodland views. The property boasts exposed stonework and timber beams throughout, enhancing its unique charm.

The ground floor offers three generous double bedrooms, two benefiting from French doors opening to the front aspect. The principal bedroom enjoys a walk-in wardrobe and a stylish en-suite shower room. A beautifully appointed four-piece family bathroom serves the remaining bedrooms.

To the first floor is a further spacious bedroom, ideal as a teenager's retreat, guest room or home office.

Externally, the property benefits from a private garden, electric vehicle charging point and parking for at least four vehicles.



LETTINGS ADVERT FOOTER

EPC Grade: C

Council Tax: Your property is in Council Tax Band: E

Please note that a guarantor may be required in some circumstances.

Application Process

Once you have viewed the property, please submit your application online via our website.

If your application is successful, a holding deposit equivalent to one week's rent will be required to secure the property. For this property, the amount is £576.92

This payment will reserve the property while we conduct credit checks and obtain references.

On the move-in date, the following payments will be required:

Payment Amount

Security deposit £2884.60

First month's rent £2500.00

Less holding deposit £ 576.92

Total payable £4807.68

If you have any questions, please do not hesitate to contact us.

Disclaimer: These particulars, while believed to be accurate, are provided as a general guide only and do not form part of any offer or contract. Prospective tenants should not rely on these particulars as statements of fact and should satisfy themselves, through inspection or other means, as to their accuracy. No employee of this agency has the authority to make or give any representation or warranty in respect of the property.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

