



14 The Bancroft, Etwall, Derby, Derbyshire, DE65 6NE

£1,350 Per Calendar



Lovely, spacious family home set in established village setting just away from the centre of Etwall. This is a wonderful opportunity to rent an immaculately presented, modernised, spacious 3 bedroom property set within mature well screened gardens.



Immaculately presented property, with charm and character in a quiet residential location and yet within easy reach of A50, A38, A52 and M1. This is an excellent opportunity to rent one of the most desirable and superb quality homes within its price range and the property must be seen to fully appreciate the high standard of the finishings.

ENTRANCE HALL

The entrance hall opens to a welcoming reception hall with access to stairs to the first floor. There is a very useful storage cupboard off the entrance hall.

KITCHEN

20'6 x 12'0 (6.25m x 3.66m)
High specification cream gloss finish to the fitted cabinets and fine quality wooden work surfaces grace this designer kitchen. There is a Breakfast Bar and a wealth of cupboards. Cream tiled floors all newly fitted. Excellent standard of appliances with AEG oven, ceramic hob and luminated stainless steel extractor. Stainless Steel sink, dishwasher and superb American style Fridge/Freezer.

DINING AREA

A beautiful, light dining room linked to a high specification fitted kitchen. The dining room has the benefit of large patio doors leading to the rear gardens. High quality fittings with newly fitted downlighters and wooden flooring.

SITTING ROOM

Delightful sitting room with feature coal effect gas fire. Lovely large bay window overlooking gardens to the front.

MASTER BEDROOM

13'10 x 12'9 (4.22m x 3.89m)
Delightful large double bedroom with large bay window to the front. Triple fitted wardrobe with additional complimentary bedroom furnishings.

BEDROOM TWO

13'9" x 10'6" (4.19m x 3.20m)
Another large double bedroom overlooking the rear gardens and with the benefit of large double fitted wardrobes.

BEDROOM THREE

8'8 x 8'3 (2.64m x 2.51m)
Bedroom 3 has a large fitted wardrobe.

BATHROOM

8'10" x 7'6" (2.69m x 2.29m)
Newly appointed large bathroom with top quality fittings to include bath with shower over and shower screen. Wc and whb. Full tiling to walls with excellent quality cream tiles and jewel type inlay. Tiling to floor.

GARAGE

Good sized attached garage.

OUTSIDE

This mature and very well-presented property is set on a quiet road on the outskirts of Etwall village. The front garden is paved to provide car parking for 2 to 3 cars and the area is screened and bordered by colourful shrubs. Private gardens to the rear of the property offer superb screening with a wealth of established shrubs, trees and perennials. There is a main area laid to lawns and pathways with an excellent patio area.

PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

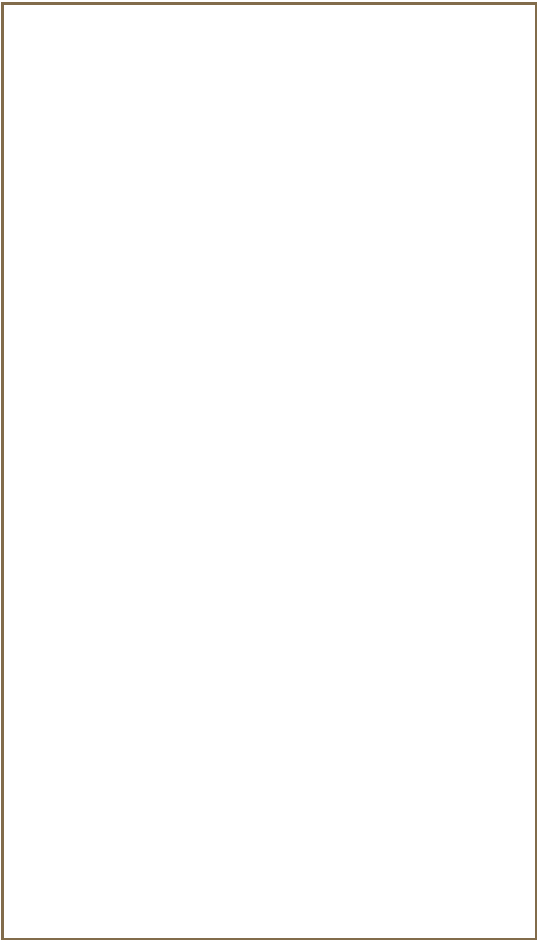
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
- (6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

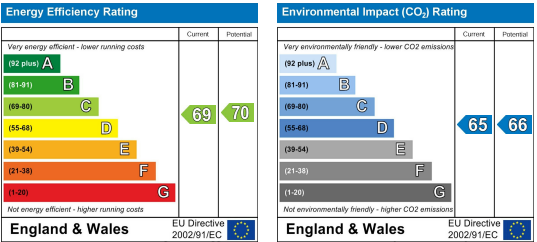
Area Map



Floor Plans



Energy Efficiency Graph



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. 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 firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk