Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management



Mulberry House, Hollington, Ashbourne, DE6 3GB

£2,995 Per Month

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Situated in the delightful rural village of Hollington, within the beautiful Derbyshire countryside, this is a brand new five bedroom detached property which has been beautifully constructed to offer spacious living accommodation which must be viewed to be fully appreciated.







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Internally the landlords have created a magnificent house which in brief comprises a spacious entrance hall with staircase leading to the first floor and ground floor cloakroom. With the benefit of heat source underfloor heating, throughout the entire ground floor, the house is further complemented by a large lounge, ground floor study, spacious kitchen with integrated appliances, utility room and access to the rear. To the first floor are five good sized bedrooms, the master bedroom with en-suite and dressing room and the second bedroom with a further en-suite facility. The house then boasts a bathroom with shower.

Outside the property benefits from a garden to the rear with a patio area overlooking views to the rear and to the front of the property a gate opens to reveal a large driveway with garden and access to the house.

Hollington is a charming and historic settlement, with origins dating back to the Doomsday book, offering a wonderful sense of rural tranquillity and community. The house benefits from being close to a network of footpaths providing opportunities to enjoy the picturesque local landscape and despite its rural character, Hollington remains conveniently positioned for ease of access to nearby market town of Ashbourne together with Derby and the Derbyshire dales a short distance away.

Properties of this quality rarely become available to let and viewing is recommended at the earliest opportunity.

ACCOMMODATION

Entering the property through front door into:

ENTRANCE HALL

Spacious entrance hall with staircase leading to the first floor, double glazed window to the front elevation, door leading to the rear of the house, large storage cupboard and access to:

GROUND FLOOR CLOAKROOM

With low level WC, wash hand basin with storage beneath.

UTILITY ROOM

9'8" x 7'6" (2.95m x 2.29m)

With a range of work surface/preparation areas, wall and base units, stainless steel sink unit and appliance space.

LOUNGE

18'9" x 19' (5.72m x 5.79m)

The lounge is a focal point of the property and has two double glazed double doors leading to the front elevation and two further double glazed windows.

KITCHEN

13'3" x 20'10" (4.04m x 6.35m)

With a range of work surface/preparation areas, wall and base cupboards, integrated

oven, integrated microwave and integrated hob with shaped extractor over. The kitchen is complemented by stainless steel sink unit with mixer tap beneath a double glazed window overlooking the rear of the property and there is an integrated fridge, integrated freezer, integrated dishwasher and central island with further cupboards and space for stools beneath.

DINING ROOM
23' x 15'5" (7.01m x 4.70m)
With double glazed window.

STUDY
10'3" x 12' (3.12m x 3.66m)
With double glazed window.

TO THE FIRST FLOOR

SPACIOUS LANDING
With ample storage.

BEDROOM ONE
15'9" x 12'9" (4.80m x 3.89m)
With Velux style window, further window and double radiator.

DRESSING ROOM
8'1" x 7'3" (2.46m x 2.21m)
With radiator.

EN-SUITE SHOWER ROOM
7'2" x 7'5" (2.18m x 2.26m)
With low level WC, wash hand basin with storage cupboard beneath and shower cubicle with glazed screen, Velux style window and radiator.

BEDROOM TWO
12'11" x 18'10" plus lobby (3.94m x 5.74m plus lobby)
With Velux style window and radiator.

EN-SUITE
11'9" x 5'8" (3.58m x 1.73m)
With low level WC, wash hand basin with storage cupboard beneath shower cubicle with glazed screen, Velux style window and radiator.

BEDROOM THREE
15'6" x 10'5" (4.72m x 3.18m)
With double glazed window and double radiator.






BEDROOM FOUR
11'3" x 12'10" (3.43m x 3.91m)
With double glazed window and radiator.

BEDROOM FIVE
9'6" x 11'11" (2.90m x 3.63m)
With double glazed window and radiator.

FAMILY BATHROOM
11'3" x 7'9" (3.43m x 2.36m)
With low level WC, pedestal wash hand basin and bath, separate glazed shower cubicle and radiator.

OUTSIDE
Outside the property benefits from a generous plot and to the rear is the house there is a garden area and decked patio ideal for outdoor entertaining.

The front of the property is accessed through a gate to a large driveway turning space and there is a large garden area and pathway to the front 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.







Road Map

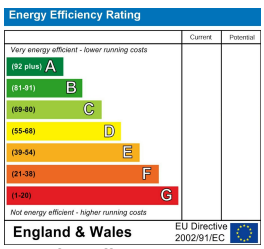


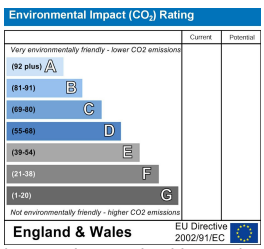
Floor Plan

Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

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.
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