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**Hawthorne Cottage, Main Road, Brailsford, Derbyshire, DE6 3DA**

£575 per calendar month      Deposit £700      Unfurnished

**GENERAL DESCRIPTION**

This delightful character cottage has recently been fully refurbished to a high standard. Located in the popular village of Brailsford the cottage has off road parking with views to the rear of the golf course.

The cottage has been thoughtfully renovated with new double glazed windows throughout, new central heating system, new fitted kitchen (incl. major appliances), new bathroom, carpets and decoration. Briefly comprising kitchen, downstairs w.c., large lounge with study/playroom off whilst to the first floor are two bedrooms and newly fitted bathroom.

Conveniently located on the A52, Brailsford is within easy reach of Ashbourne, Derby and associated major commuter links.

## **ACCOMMODATION**

### **GROUND FLOOR**

Entrance to the property via front door leading into entrance hall with doors leading off to;

#### **KITCHEN 11'2" x 9'8" (max)**

With windows to rear and side aspects there is a new range of cream fronted base and eye level storage units, with wood effect laminate work surface incorporating a stainless steel sink unit and drainer, 4 ring gas hob with extraction canopy above and single oven. There is a freestanding 'Bosch' washer dryer and 'Candy' fridge. Linoleum flooring. A further door leads to the rear of the property.



DOWNSTAIRS W.C. with vanity unit incorporating a wash hand basin, w.c., and linoleum flooring.

#### **LOUNGE 17'11" (max) x 13'2"**

Double windows to front aspect, having exposed beams with the main feature being the original stone fire surround with quarry tile hearth. Fitted carpet, telephone and T.V. aerial points. Doors off leading to understairs storage cupboard and staircase to first floor with further opening leading to;



#### **STUDY 10'6" x 5'9"**

Windows to rear and side aspects. Fitted carpet

### **FIRST FLOOR**

Access via staircase leading from lounge onto landing with doors off leading to;

**BEDROOM ONE 9'2" x 9'10"** Window to front aspect of the property and fitted carpet

**BEDROOM TWO (L shaped) 13'7" max x 8'5" max, 7'2" min x 6'9" min**  
Window to front aspect of the property and fitted carpet. Cupboard off for storage.

**BATHROOM**

Comprising new white suite of pedestal wash hand basin, w.c. and bath with shower over fitted with shower screen. Linoleum flooring and window to rear aspect.

**OUTSIDE**

Adjacent to the cottage is parking for at least 2 vehicles with easy maintenance lawned area. To the rear is a small hard standing with access leading to outbuilding for storage.

**VIEWING: By appointment through Dove Property**