



SHAW LANE, MILFORD, BELPER

PRICE £800 PER

MONTH
2 BEDROOM | 1 BATHROOM | 1 RECEPTION



WELCOME TO SHAW LANE

Nestled in the heart of Milford, this charming two bedroom terraced cottage on Shaw Lane offers an inviting blend of character and modern comfort. Thoughtfully updated, the home welcomes you with a warm and homely lounge featuring a feature fireplace, leading through to a newly fitted sage-green kitchen that brings a contemporary yet cottage inspired aesthetic. Ideal for a single occupant or couple, the property offers a practical layout complemented by tasteful finishes, a manageable rear yard, and on street parking. Perfect for those seeking a cosy home in a highly desirable Derbyshire village with excellent access to local amenities and scenic surroundings.

THE DETAIL

This well presented terraced cottage has been sympathetically improved to offer comfortable and stylish accommodation across two floors. The entrance opens into a welcoming lounge, highlighted by a character fireplace that serves as a focal point to the room. Beyond this sits the newly fitted kitchen, finished in a modern sage green palette with a cottage influence, featuring a four ring gas hob, electric oven, washing machine, and thoughtfully designed cabinetry.

Upstairs, the property provides a double bedroom and a single bedroom, making the layout ideal for a single occupant or couple. The shower room is fitted with a modern suite including shower enclosure, wash hand basin, and toilet. Outside, a low-maintenance rear yard offers space for seating or storage, while on-street parking is available to the front. The home's tasteful presentation and manageable design create a comfortable living environment.

The Location

Situated in the well regarded village of Milford, this property benefits from a delightful blend of rural charm and everyday convenience. The area offers a welcoming community feel and is positioned within easy reach of Belper, with its array of independent shops, cafés, restaurants, and essential amenities. Scenic walking routes along the River Derwent and surrounding countryside are close by, making it ideal for those who enjoy outdoor pursuits.

Excellent transport links provide straightforward access to Derby, Duffield, and the wider Amber Valley, with

CB+CO





nearby bus routes and Belper railway station offering convenient commuting options. Local schools, parks, and day-to-day facilities all contribute to the appeal of this sought-after Derbyshire location.

Reservation Fee & Deposit

A one-week holding fee is required, which will be deducted from the first month's rent upon successful application.

A five-week security deposit is required, which will be lodged with the Deposit Protection Service (DPS).
Landlord ID: 4777942







THE PARTICULARS

APPROX

570.49 sq ft

EPC RATING

D

COUNCIL TAX BAND

A

- Charming Two Bedroom Cottage In Milford
- Welcoming Lounge With Feature Fireplace
- Newly Fitted Sage Green Kitchen
- Modern Appliances Including Hob, Oven And Washer
- Bright Double Bedroom Plus Single Room
- Contemporary Shower Room With Modern Suite
- Low Maintenance Rear Yard
- On-Street Parking Available Nearby
- Ideal For A Single Occupant Or Couple
- Sought After Location Close To Belper And Countryside Walks

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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