







# 25 Otterhole Close Derbyshire **SK176DX**











 $\label{lem:condition} A \ modern \ three \ bedroomed, three \ story \ townhouse \ situated \ on \ a \ desirable \ development \ within$ easy reach of the town and all amenities. With gas central heating, uPVC double glazing this property comprises: Entrance hallway, new modern kitchen, cloakroom, lounge, three bedrooms (master with en-suite) and bathroom. Allocated off road parking space and enclosed garden to rear. No Pets or smokers.

Available to move in from the 16th June 2025. VIEWINGS TO TAKE PLACE FOLLOWING 26TH MAY 2025.

# **PCM** £925 PCM





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#### **Entrance Hallway**

Central heating radiator. Staircase to first floor.

Fitted with dual flush wc and pedestal wash hand basin with tiled splashback. Central heating radiator. Extractor fan. Electricity fuseboard.

#### Fitted Kitchen

11' x 6'7

Fitted with a modern and matching range of base and eye level units with drawers and working surfaces over. Incorporating a stainless steel sink unit and drainer with mixer tap over. Integrated four ring gas hob and Zanussi electric oven with extractor hood over. Tiled splashbacks. Space and plumbing for automatic washing machine and space for fridge freezer. Cupboard Central heating radiator. UPVC double glazed window to front.

#### Lounge

16'2 x 13'7

UPVC double glazed patio doors with windows either side to rear, leading to enclosed garden. Two central heating radiators. Tv aerial and telephone points,

### First Floor Landing

Central heating radiator. Staircase to second floor.

#### **Bedroom Two**

13'6 x 11'8

Two uPVC double glazed windows to rear. Central heating radiator.

Fitted with a white three piece suite to comprise: panelled bath. Pedestal wash hand basin and dual flush wc. Tiled splashbacks. Central heating radiator. Extractor fan. Shaver point.

### **Bedroom Three**

Two uPVC double glazed windows to front. Central heating radiator. Telphone point.

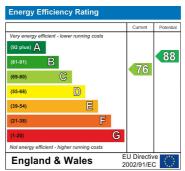
## **Agents Notes**

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