



15 Derwent Close, Allestree, Derby, DE22 2UY

£995 Per Calendar



Well presented four bedroom family home with wooden flooring giving a contemporary feel. Ecclesbourne School catchment.



DIRECTIONS

Approaching Allestree from the city of Derby, follow Duffield Road (A6) through Darley Abbey, continuing into Allestree, immediately after the petrol station turn right onto Derwent Avenue, at the junction turn left onto Lambourn Drive, first left into Spenbeck Drive, first left again into Rockingham Drive, then first right into Derwent Close where the property will be found on the inside of the bend.

The property is located in the popular location of Allestree within catchment for the Ecclesbourne secondary school in nearby Duffield. Locally there is a convenience store, numerous open green spaces, the beautiful Allestree park, petrol station with mini-Waitrose, doctors, dentists, pharmacy, church and popular public house. With Allestree are primary schools and further useful shopping facilities at Blenheim Parade and Park Farm.

ACCOMMODATION

Entering the property through a UPVC double glazed door into:

ENTRANCE HALL

A pleasant formal hallway area with laminate floor covering, stairs leading to the first floor with open recess store area beneath, deep built in store cupboard, radiator.

SHOWER ROOM

Re-fitted with a new shower cubicle, surrounding tiling and screen doors, electric shower over, wash basin and WC, UPVC double glazed window and radiator.

LOUNGE

18'10" x 10'6" (5.74m x 3.20m)

A spacious reception room having UPVC double glazed French doors leading to the rear patio and window, laminate floor covering, fireplace with surround and inset electric fire, media connections and radiator.

DINING ROOM

14'10" into bay x 12'3" (4.52m into bay x 3.73m)

A second spacious reception room with UPVC double glazed bay window the front elevation, laminate flooring, media connections, wall lights and radiator.

BREAKFAST KITCHEN

12'4" x 10'7" (3.76m x 3.23m)

With space for a small table and chairs and being fitted with a range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces, tiled splashback, stainless steel sink and drainer, electric oven, gas hob and extractor fan over, space for a fridge freezer and washing machine, wall mounted combination boiler providing gas central heating and hot water. UPVC double glazed window and door to patio, radiator.

FIRST FLOOR

LANDING

Spacious with loft access.

BEDROOM ONE

11'7" x 10'7" (3.53m x 3.23m)

A generous main bedroom with rear facing UPVC double glazed window overlooking the garden, media connection and radiator.

ENSUITE

7'2" x 4'6" (2.18m x 1.37m)

Appointed with a three piece suite comprising a corner shower cubicle with tiled surround, glazed screen door and electric shower over, wash basin and WC, vinyl floor covering, UPVC double glazed window and radiator.

BEDROOM TWO

12'3" x 9'11" (3.73m x 3.02m)

A second spacious bedroom with fitted wardrobes having sliding mirrored doors, front facing UPVC double glazed window and radiator.

BEDROOM THREE

11'6" x 7'0" (3.51m x 2.13m)

Having a built in cupboard, front facing UPVC double glazed window and radiator.

BEDROOM FOUR

12'5" x 6'3" (3.78m x 1.91m)

A very generous fourth bedroom with rear facing UPVC double glazed window and radiator.

BATHROOM

6'10" x 5'7" (2.08m x 1.70m)

Appointed with a three piece suite comprising a panelled bath, wash basin and WC, deep tiled sill, UPVC double glazed window and radiator.

OUTSIDE

Externally, the property has a generous frontage with block paved driveway providing ample road parking, with two lawns either side. The rear garden is largely enclosed by new fencing and has a patio with raised borders and steps leading to an expanse of lawn with garden shed.

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.

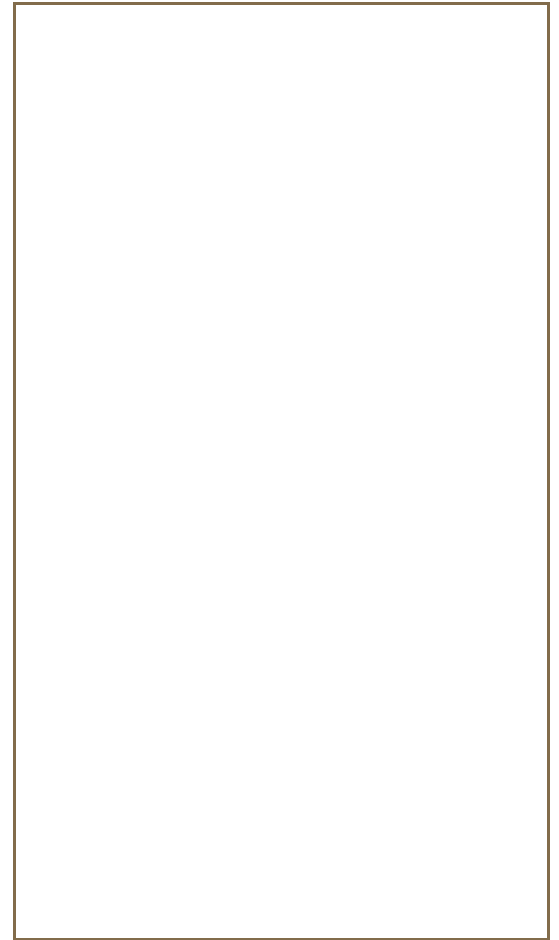
(2) These particulars do not constitute part or all of an offer or contract.

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

Area Map



Floor Plans



Energy Efficiency Graph

