



## 9 Woodstock Close, Allestree, Derby, Derbyshire, DE22 2LP

**£1,350 Per Calendar**



A smartly presented and genuinely deceptively spacious property providing as many as four bedrooms if desired enjoying a cul-de-sac position in the sought after Allestree.



Internally the gas centrally heated and upvc double glazed accommodation comprises, entrance lobby flowing into a reception hallway suitable for a dining space or study, cloakroom, fitted kitchen with cooking appliances, fridge, freezer, washing machine and dishwasher, lounge with French doors and ground floor double bedroom. To the first floor are three smaller bedrooms and very nicely fitted four piece bathroom.

Externally there is a driveway and a garage. The rear garden is private with decking, lawn and raised planters.

The property enjoys an end of cul-de-sac position close to the Woodlands secondary school and local shopping facilities.

**ACCOMMODATION**

**ENTRANCE LOBBY**

Main UPVC double glazed front door.

**CLOAKROOM**

Low level WC and wash basin.

**INNER HALLWAY**

Continuing from the Entrance Lobby into a spacious reception area suitable for a dining or study area, laminate flooring, UPVC double glazed window and radiator with stairs leading to the first floor.

**KITCHEN**

9'4" x 8'7" (2.84m x 2.62m )

Well fitted with an impressive range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled splashback, sink and drainer, double electric oven, electric induction hob and extractor fan over, washing machine and an integrated fridge freezer and dishwasher, UPVC double glazed window overlooking the rear garden and second external door.

**LOUNGE**

14' x 11'11" (4.27m x 3.63m )

With UPVC double glazed French doors giving ease of access to the decked seating area in the garden, laminate flooring, focal feature fireplace, media connections and radiator.

**BEDROOM ONE**

11'11" x 11'8" (3.63m x 3.56m )

A large double bedroom with front facing UPVC double glazed window and radiator.

**FIRST FLOOR**

**LANDING**

With built in cupboard housing modern combination boiler and providing a storage area.

**BEDROOM TWO**

11'11" x 9'2" (3.63m x 2.79m )

UPVC double glazed window, radiator.

**BEDROOM THREE**

11'11" x 8'8" (3.63m x 2.64m )

UPVC double glazed window and radiator.

**BEDROOM FOUR**

10'4" x 6'3" (3.15m x 1.91m )

Side UPVC double glazed window, wooden flooring and radiator.

**BATHROOM**

7'4" x 6'2" (2.24m x 1.88m )

Impressively appointed with a four piece suite comprising a shower cubicle with mains shower, separate bath also with a shower attachment, wash basin sat on a vanity unit and WC, UPVC double glazed window, roof window and towel radiator.

**OUTSIDE**

Front driveway providing off road parking continuing to the side and rear where there is a detached garage. The rear garden is enclosed having a decked seating area with expanse of lawn beyond and raised planter borders.

**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.

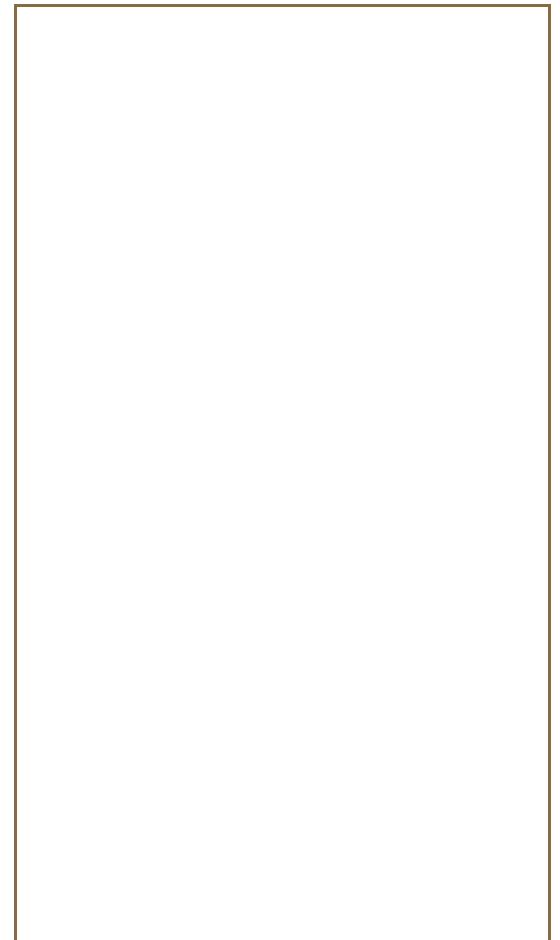
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer 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.

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](http://www.boxallbrownandjones.co.uk)

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

