



11 Stanley Close, Derby, Derbyshire, DE22 1AG

**£1,350 Per Calendar
Month**



Situated in the heart of Derby, a short walk from the vibrant city centre and the beautiful Darley Park, this is a four bedroom detached family home which benefits from gas central heating, double glazing, large rear garden and electric garage with electric door.



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DIRECTIONS

Leave Derby city centre along Duffield Road and turn left onto Stanley Close. The property is situated on the left hand side clearly identified by our "To Let" board.

Internally the spacious accommodation briefly comprises an entrance hall with staircase leading to the first floor, cloakroom and study. In addition there is a large lounge, dining room and kitchen with gas cooker. To the first floor are four good sized bedrooms the master bedroom with en-suite and a family bathroom.

Outside the property benefits from a delightful lawn garden to the rear which is beautifully presented to include a range of well stocked borders, mature trees and pathways. To the front elevation there is a driveway with car standing for several vehicles and access to a double garage.

Stanley Close is a highly desirable residential location, within the heart of the city, with ease of access to all of the facilities that the vibrant city centre has to offer with its wealth of bars, restaurants and the Derbion shopping centre. The property is perfectly positioned for delightful countryside walks in Darley park as well as being close to the ring road giving onward travel to the A50, A52 and M1 corridor.

This property would ideally suit a family looking to occupy a spacious house and should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through front door into:

ENTRANCE HALL

Spacious entrance hall with galleried staircase leading to the first floor, double radiator. Access to:

CLOAKROOM

With low level WC, wash hand basin, complimentary tiling and frosted double glazed window.

STUDY/SITTING ROOM

8'10" x 13'4" (2.69m x 4.06m)

With double glazed window to the front elevation and radiator. This room could easily be used as a further sitting room/bedroom if required.

LOUNGE

13'11" x 16'3" (4.24m x 4.95m)

This bright and airy room has a decorative feature fireplace, open shelving and TV plinth. There is a double glazed patio door which leads to the rear garden and there is a radiator and open plan access to the:

DINING ROOM

11'9" x 11'10" (3.58m x 3.61m)

With double glazed window to the rear elevation and radiator.

KITCHEN

11'10" x 9'9" (3.61m x 2.97m)

Fitted with a range of work surface/preparation areas, wall and base cupboards and a recently installed gas cooker. There are two sinks and drainer beneath a double glazed window overlooking the front elevation and there is space for a washing machine and breakfast bar with space for stools beneath. Under stairs cupboard with additional storage and double glazed door leading to the front elevation.

TO THE FIRST FLOOR

LANDING

With access to the loft (loft access is not included within the letting). Airing cupboard with hot water tank.

BEDROOM ONE

12'5" x 16'9" (3.78m x 5.11m)

The large master bedroom has a double glazed window to the front elevation, double glazed window to the side elevation, radiator and wardrobe.

EN-SUITE

With wash hand basin with cupboard beneath, shower cubicle with shower and frosted double glazed window.

BEDROOM TWO

10'2" x 9'11" (3.10m x 3.02m)

With double glazed window to the front elevation, radiator and wardrobe.

BEDROOM THREE

13'11" x 8'7" (4.24m x 2.62m)

With double glazed window, radiator and wardrobe.

BEDROOM FOUR

11'11" x 8'7" (3.63m x 2.62m)

With double glazed window to the rear and radiator.

BATHROOM

6'4" x 7' (1.93m x 2.13m)

With low level WC, pedestal wash hand basin and bath, complimentary tiling and frosted double glazed window.



OUTSIDE

Outside the property benefits from a large garden to the rear which is laid to lawn with a range of well stocked borders. mature trees and pathways. To the front elevation there is a further garden, large driveway with car standing for several vehicles and access to:

GARAGE

15'8" x 17'4" (4.78m x 5.28m)

With electrically operated roller shutter door, power, light and personal door to the rear.

PLEASE NOTE

Prospective tenants should note that there is a gardener included within the rent who will attend to attend to the garden borders, the lawns are to be maintained by the Tenant. Tenants should also note that there is no access given to the loft

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.



Road Map



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's 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 of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

Energy Efficiency Graph

