

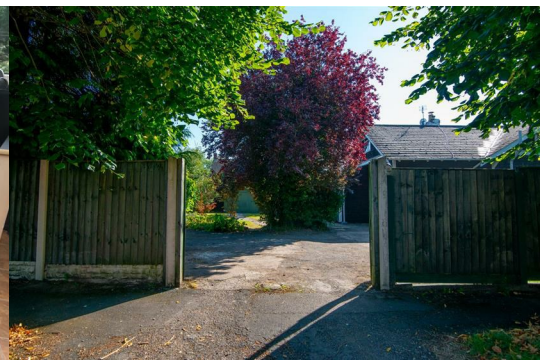


87 Morley Road, Chaddesden, Derby, DE21 4QX

£1,350 Per Calendar



This property can be offered as a Furnished or Un-Furnished property. A wonderfully unique detached three bedroom residence surrounded by attractive lawned and mature gardens in this popular and established residential location.



DIRECTIONS

The property fronts Morley Road with vehicular access gained from Brookfield Avenue found to the side.

The particularly spacious property offers gas centrally heated accommodation which briefly comprises, entrance hallway, conservatory/study, large family sized lounge, dining room flowing into a sitting room, second side conservatory, inner lobby with access into a fitted kitchen with island/breakfast bar, utility room, rear lobby and cloakroom WC, ground floor double bedroom with wardrobes and quality four piece family bathroom. To the first floor there are two further large bedrooms.

Externally, this attractive property sits centrally in mature gardens offering a high degree of privacy, side driveway and shed. Various seating areas, lawns and established plants, shrubs and trees.

The property is very well placed to access the vast range of amenities and facilities found within Chaddesden, Oakwood and the city centre just a few miles away.

A delightful property with a homely feel.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Main UPVC double glazed front door, laminate flooring, radiator and cover.

CONSERVATORY

14'4" x 6'7" (4.37m x 2.01m)

Providing a useful study area with desk and chair, UPVC double glazed windows and radiator.

LOUNGE

22'1" x 12'5" (6.73m x 3.78m)

A large family sized living room with two sofas, feature fireplace, UPVC double glazed windows and radiator.

DINING ROOM

13'11" x 11'10" (4.24m x 3.61m)

Enjoying a pleasant aspect over the front garden through a double glazed bay window, dining table and eight chairs, radiator with cover, open plan access into:

SITTING ROOM

12'1" x 11'4" (3.68m x 3.45m)

Further comfy sitting, stairs to first floor, radiator with cover.

CONSERVATORY

11'5" x 8'1" (3.48m x 2.46m)

With two sofas, UPVC double glazed windows and French doors into garden.

REAR LOBBY

KITCHEN

14'3" x 12'5" (4.34m x 3.78m)

Well fitted with a good range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and tiled walls, matching island/ breakfast bar, stainless steel range cooker with five burner gas hob and extractor fan over, undercounter fridge, stainless steel sink and drainer, UPVC double glazed sliding patio doors, radiator and cover.

UTILITY

5'7" x 5'5" (1.70m x 1.65m)

With washing machine and dishwasher, work surfaces and cupboard.

REAR LOBBY

Further storage units, undercounter freezer, UPVC double glazed window and door to garden.

CLOAKROOM WC

With low level WC and radiator.

BEDROOM THREE

11'4" x 6'11" (3.45m x 2.11m)

With double bee, built in wardrobes, cupboards and shelving, UPVC double glazed window and radiator.

BATHROOM

9'4" x 7'6" (2.84m x 2.29m)

Beautifully appointed with a four piece suite comprising a deep bath, separate shower cubicle, wash basin sat on a shelf and WC, tiled floor and walls, UPVC double glazed window, extractor fan and chrome towel radiator.

TO THE FIRST FLOOR

LANDING

BEDROOM ONE

24'3" x 12'7" (7.39m x 3.84m)

Currently set up a family room having a Super king size and single bed with wardrobes and chest of drawers, three windows and radiator.

BEDROOM TWO

13'11" x 11'5" (4.24m x 3.48m)

Having a Super King size bed, rear facing window and built in wardrobes.

OUTSIDE

Externally, this attractive property sits centrally in mature gardens offering a high degree of privacy, side driveway and shed. Various seating areas, lawns and established plants, shrubs and trees.

PLEASE NOTE

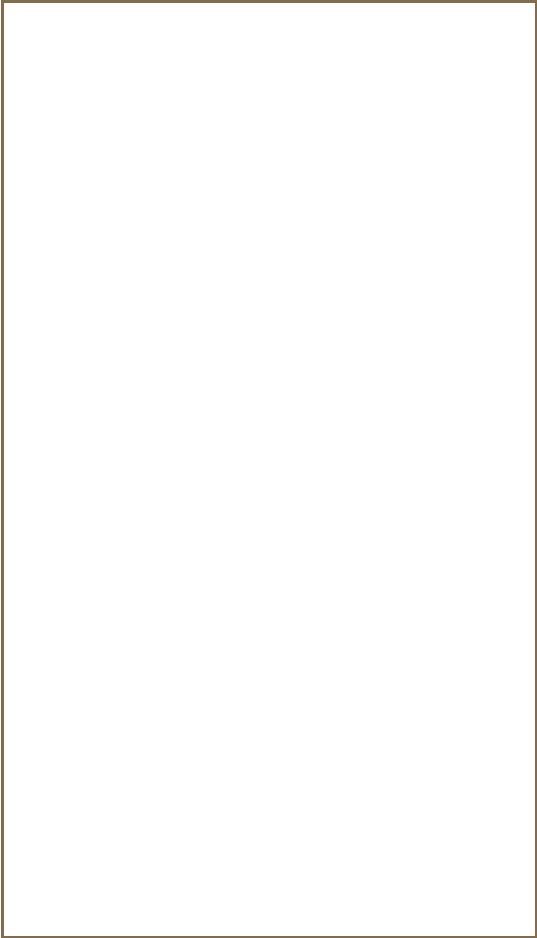
Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information

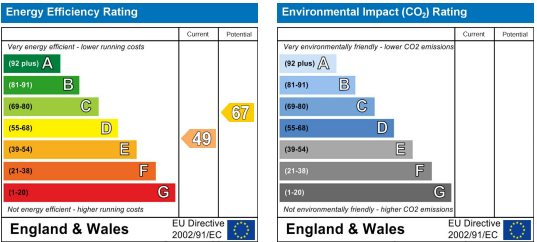
Area Map



Floor Plans



Energy Efficiency Graph



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