

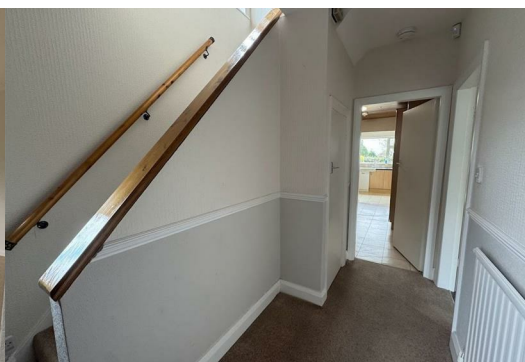


81 West Bank Road, Allestree, Derby, DE22 2FY

£1,500 Per Calendar



A very spacious three double bedroom + study detached family home occupying a wonderful and sought after position in this mature location close to Allestree park and woods.



The gas centrally heated and UPVC double glazed accommodation comprises, entrance hallway with deep under stairs store cupboard and leading into a WC with basin, large living room with bay window, a modern fitted kitchen and separate dining room. To the first floor there are three double bedrooms, study and a large storage cupboard, shower room and separate WC.

Externally, there is a driveway to the front providing off-road parking, side garage, and to the rear there is a delightful south facing garden with patio lawn well established plants and shrubs and two timber store sheds. An EV charging point has been fitted also.

The property is located close to Allestree park and woods along with useful local shopping facilities found at Blenheim Parade including convenience stores, pharmacy, news agents, hot food takeaway, café and popular public houses. Within Allestree is schooling available at all levels and access to the city centre is just a few miles away.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Solid timber front door with inset glazed panel, stairs to first floor with deep understairs store cupboard leading into a WC with wash basin.

LOUNGE

23'6" into bay x 11'11" (7.16m into bay x 3.63m)

A very spacious, formal reception room having attractive wooden flooring with an inset central carpet, UPVC double glazed bay window with matching curved bay radiator, stone fireplace with an inset gas fire, media connections, plate rail and additional central heating radiator.

KITCHEN

Split into two sections:

INNER KITCHEN

8'8" x 7'1" (2.64m x 2.16m)

Having a range of fitted pantry style units, space for a fridge freezer, integrated electric oven, plumbing and space for a washing machine.

REAR KITCHEN

9' x 8'3" (2.74m x 2.51m)

Having a further range of fitted wall and base units with matching cupboard and drawer fronts, laminate works surfaces and tiled walls, gas hob with extractor fan over, stainless steel sink and drainer, dishwasher, UPVC double glazed window overlooking the rear garden, UPVC double glazed side door, radiator.

DINING ROOM

11'7" x 9' (3.53m x 2.74m)

Adjoining the kitchen, having an internal pair of double doors, UPVC double glaze sliding doors give access to the rear patio, UPVC double glaze window, put space for dining table and chairs, radiator.

FIRST FLOOR

LANDING

Providing passaged access into all first floor rooms, storage cabinet and deep storage room with hanging and shelving.

BEDROOM ONE

12'7" into bay x 11'11" (3.84m into bay x 3.63m)

A generous double bedroom with UPVC double glazed bay window and matching bay radiator, built-in cupboard.

BEDROOM TWO

12'10" x 9'1" (3.91m x 2.77m)

A second generous double bedroom having a good range of fitted wardrobes, rear facing UPVC double glazed window and radiator.

BEDROOM THREE

10'11" x 9' (3.33m x 2.74m)

A third generous double bedroom also having a rear facing UPVC double glazed window and radiator.

STUDY

7'11" x 4'7" (2.41m x 1.40m)

Having a fitted desk, drawers and shelving, UPVC double glazed bow window to the front elevation, radiator.

SHOWER ROOM

7'9" x 5'5" (2.36m x 1.65m)

Appointed with a larger than average walk-in shower cubicle with sliding screen door, vinyl wall panelling, electric shower, wash hand basin set on a vanity store unit, mirrored wall cabinet, tile effect vinyl flooring, UPVC double glazed window, built-in store units, extractor fan and chrome towel radiator.

SEPARATE WC

Appointed with a level WC, half tiled walls and UPVC double glazed window.

OUTSIDE

Externally there is a driveway to the front providing off-road parking, side garage, and to the rear there is a delightful south facing garden, with patio lawn, well established plants and shrubs and two timber store sheds.

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

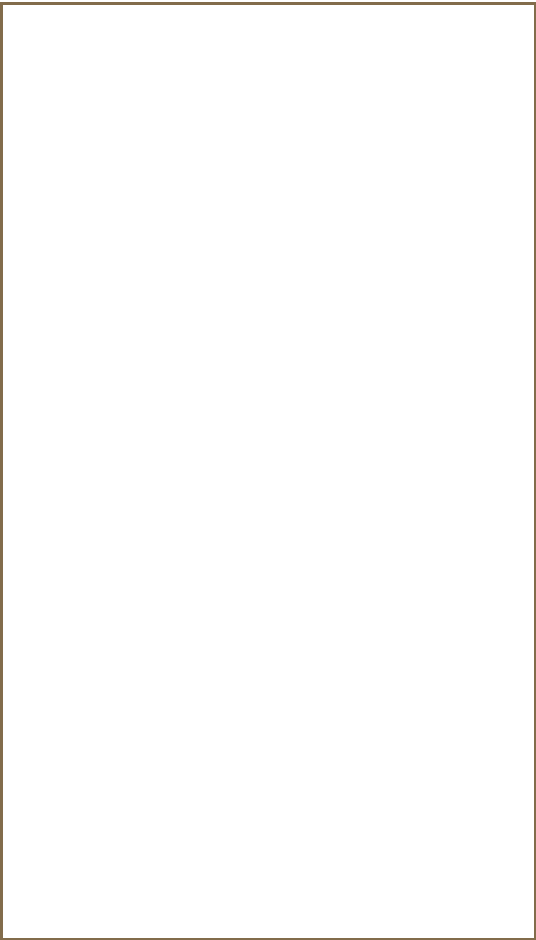
While every reasonable effort is made to ensure the accuracy of descriptions and content, we

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

