

# Fletcher & Company

20 Parsons Green, Derby, DE22 4DS

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£975 Per Calendar Month

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- AVAILABLE IMMEDIATELY - End-Terraced Home
- Driveway Providing off Road Parking for Two Vehicles
- Enclosed Rear Garden
- Entrance Hall with Fitted Guest Cloakroom
- Open Plan Living Space with French Doors Opening onto the Rear Garden
- Two Bedrooms
- Bathroom
- Popular & Convenient Location





## Summary

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This charming end-terrace property is located in the desirable area of Langley Country Park, Derby.

The property boasts an entrance hall, fitted guest cloakroom, open plan living space incorporating a kitchen area and living/dining area with French doors opening onto the rear garden, two bedrooms and bathroom.

To the side of the property is a driveway providing off road parking.

This house offers a perfect blend of tranquillity and convenience, within close proximity to local amenities, schools and parks.

# F&C

## Accommodation

### Ground Floor

#### Entrance Hall

8'3" x 3'4" (2.52 x 1.03)

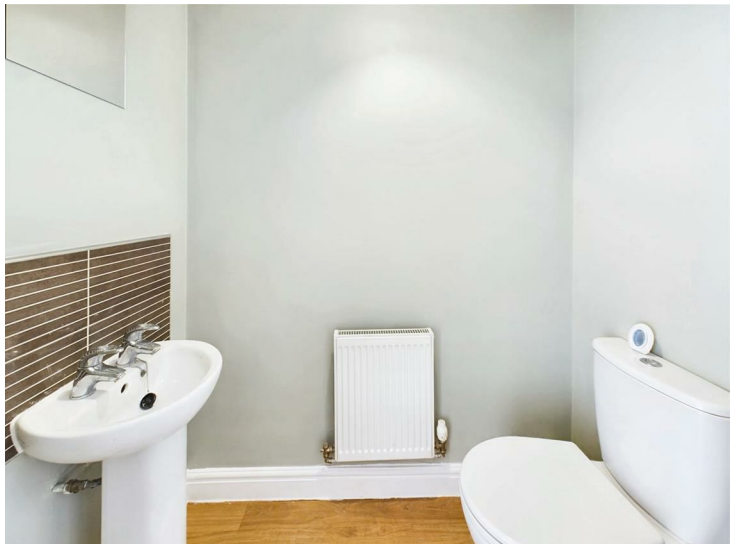
With central heating radiator, panelled doors to storage cupboard and fitted guest cloakroom and glazed and panelled door to open plan living space.



#### Fitted Guest Cloakroom

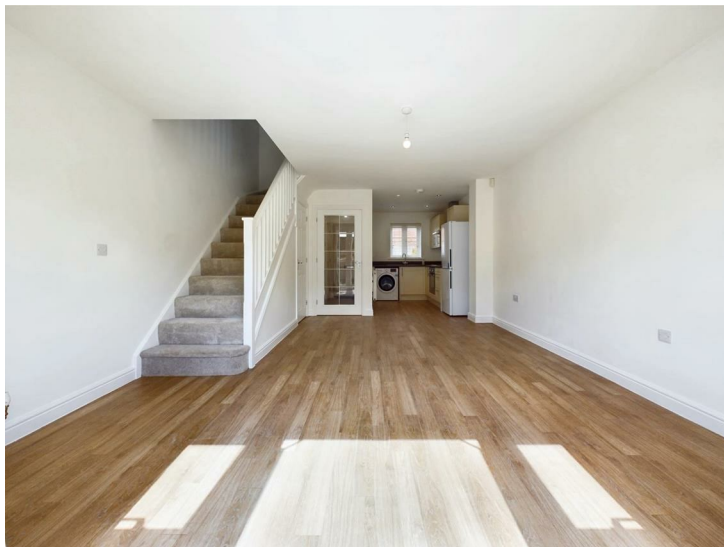
5'4" x 2'10" (1.63 x 0.88)

With low level WC and wash handbasin with hot and cold taps and tiled splashback.



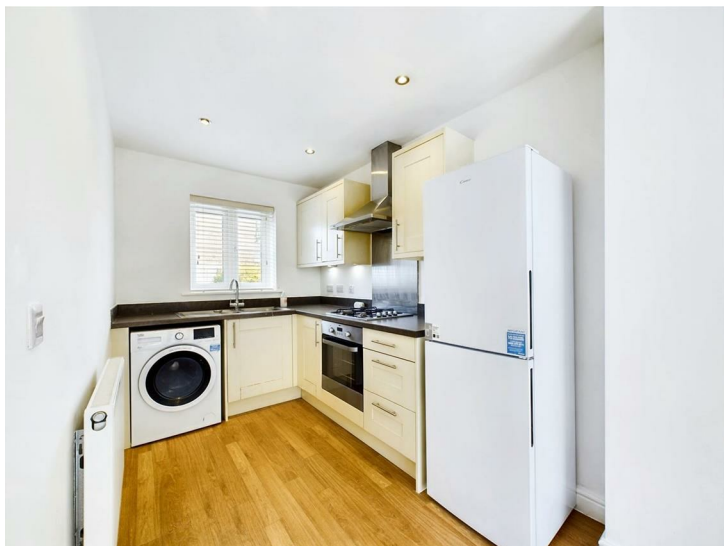
## Open Plan Living Space

24'8" x 13'6" (7.52 x 4.12)



## Kitchen Area

With fitted base cupboards and drawers, inset stainless steel sink unit with mixer tap, complementary wall mounted cupboards, built-in oven with four plate hob and extractor unit over, appliance space suitable for a washing machine and fridge/freezer, central heating radiator and window to the front.



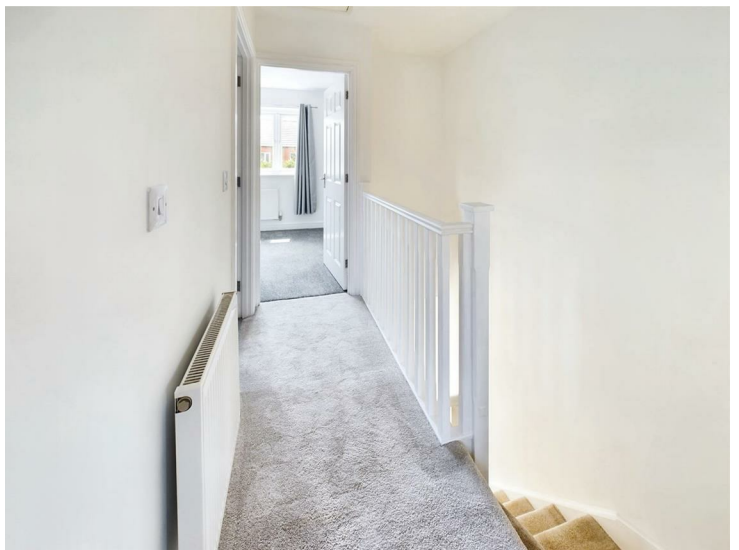
### **Living/Dining Area**

With central heating radiator and French doors with matching windows opening onto the rear garden.



### **First Floor**

#### **Landing**



### **Bedroom One**

13'5" x 9'6" (4.10 x 2.92)

With built-in wardrobe, central heating radiator and window to the front.



### **Bedroom Two**

13'5" x 8'2" (4.11 x 2.51)

With central heating radiator and window to the rear.



### **Bathroom**

6'9" x 6'3" (2.06 x 1.93)

Fitted with a white suite comprising low level WC, pedestal wash handbasin with tiled splashback, wall mounted mirrored medicine cabinet, bath with shower over and shower screen door, attractive tiled splashback, chrome heated towel rail/radiator and window to the side.

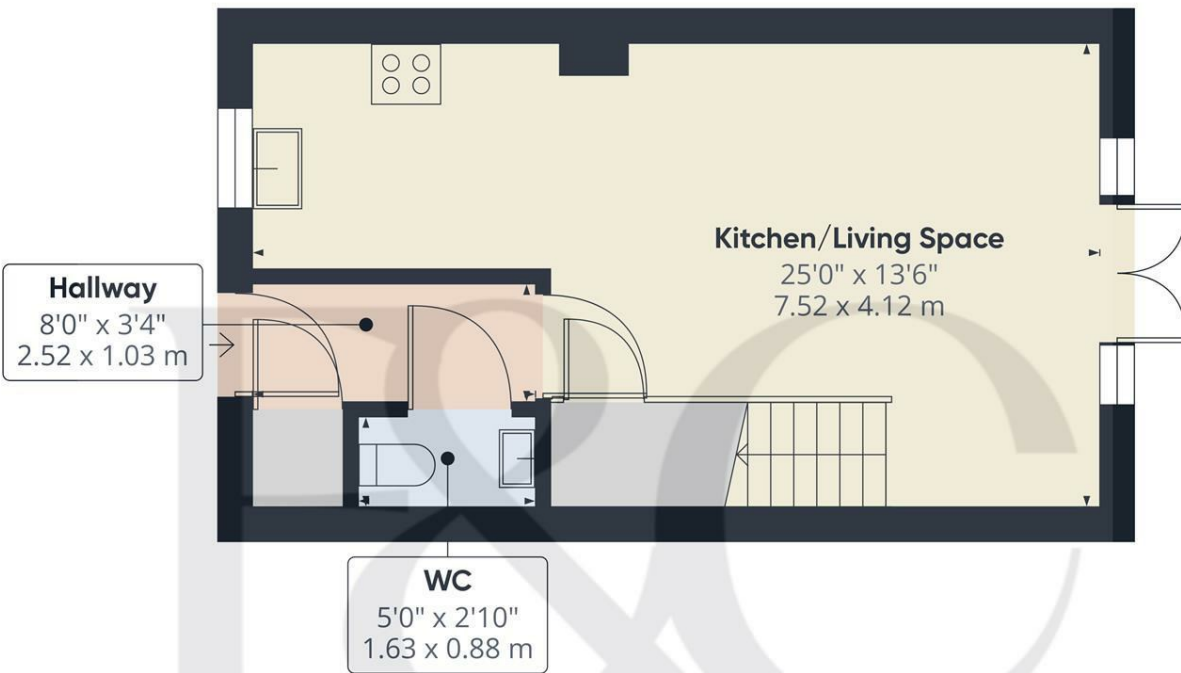


## Outside

The property is set back behind a fore-garden with plants and shrubs and a driveway to the side providing off road parking. To the rear of the property is an enclosed lawned garden with paved patio, timber shed and side gated access.



Council Tax Band B - Amber Valley



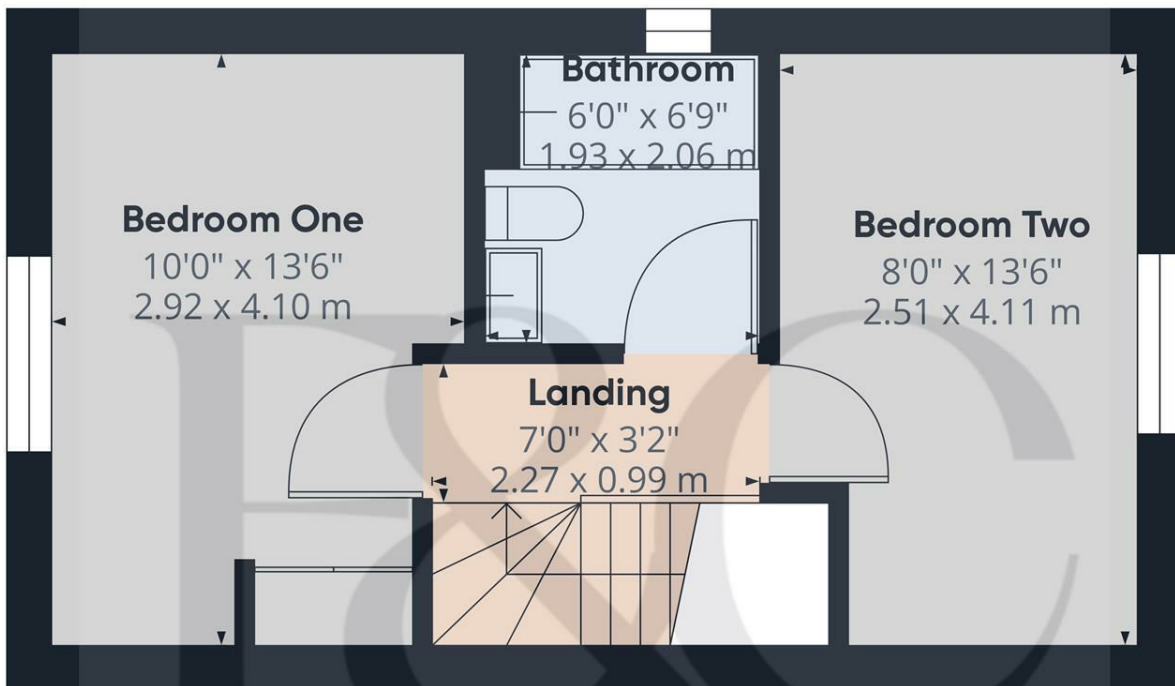
Approximate total area<sup>(1)</sup>  
332.71 ft<sup>2</sup>  
30.91 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0



Approximate total area<sup>(1)</sup>  
291.06 ft<sup>2</sup>  
27.04 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1





Duffield Office

Duffield House  
Town Street  
Duffield  
Derbyshire  
DE56 4GD

01332 843390  
duffield@fletcherandcompany.co.uk

Derby Office

15 Melbourne Court  
Millennium Way  
Pride Park  
Derby  
DE24 8LZ

01332 300558  
derby@fletcherandcompany.co.uk

20 Parsons Green  
Derby  
DE22 4DS

Council Tax Band: B  
Tenure:

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>80</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

