



3 Bed House - Semi-Detached

6 Instow Drive
Sunnyhill
Derby
DE23 1LS

£1,150 Per Calendar Month

**Fletcher
& Company**

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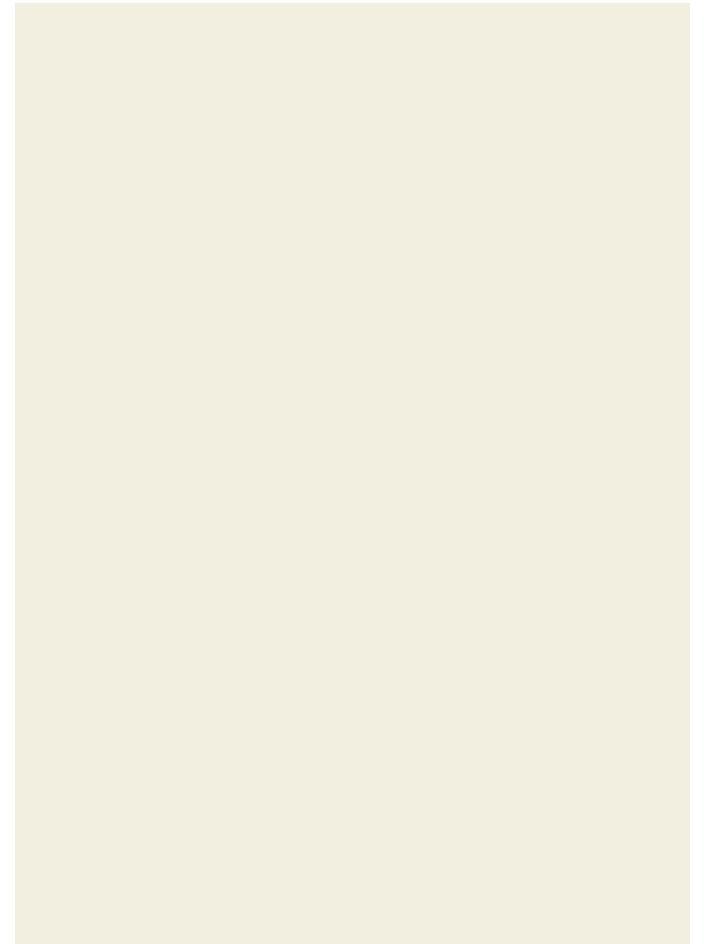
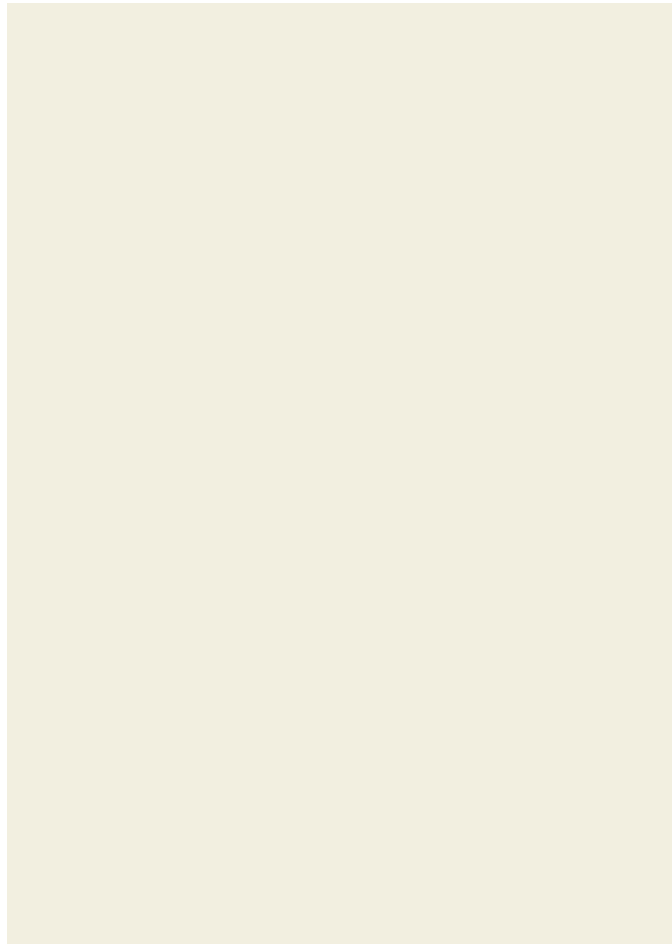
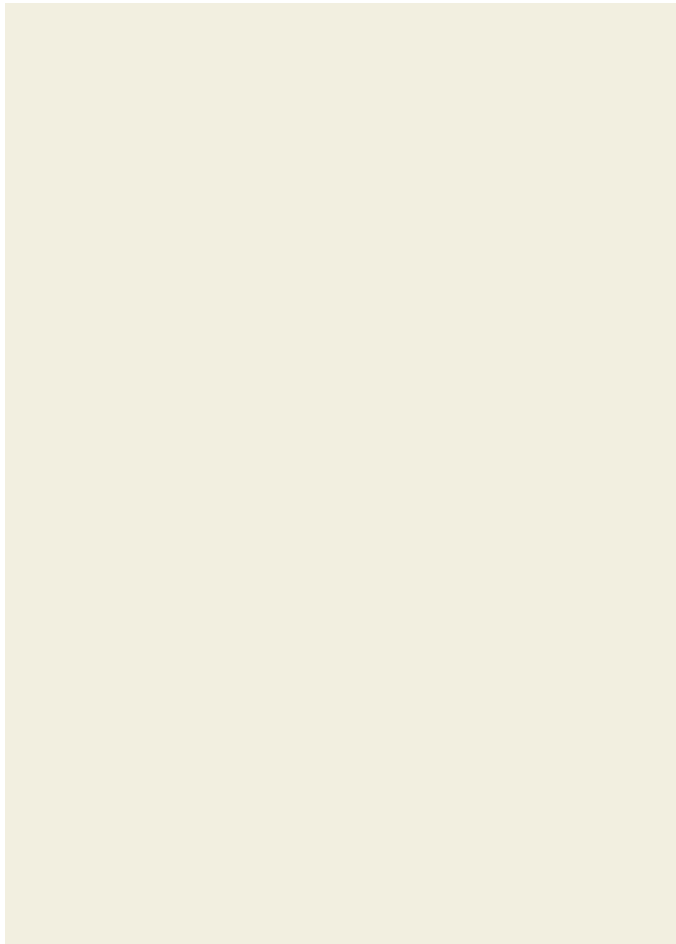
- Available Late January 2025
- Driveway Parking
- Large Enclosed Rear Garden
- Light And Spacious Property
- Three Bedroom Semi Detached
- Nice Family Bathroom
- Great Location
- Close To Local Amenities
- Close To Major Road Networks
- Long Term Let Available

This spacious Three Bedroom Semi-Detached Property comprises; entrance hallway, kitchen/diner and living room on the ground floor. To the first floor, two double bedrooms, one single bedroom and a modern bathroom suite, with shower over bath. To the first floor, there are three bedrooms, two with fitted wardrobes and the family bathroom. Outside, to the rear of the property is a generous sized garden with lawn and patio areas, established trees, plants and shrubbery beds. This property has a lovely light and spacious feel to it and benefits from a great plot on Instow Drive.

Instow Drive is located close to local shops, well regarded schools and other local amenities. The property has excellent access to the A50 and A38 road networks leading to M1 motorway and East Midlands Airport.

Council Tax Band B. EPC C. Available Late January 2025.

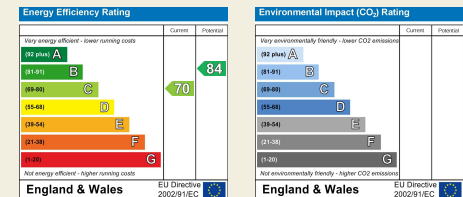




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