



4 Bed House - Detached

46 Brook Road
Derby
DE72 3FW

£1,750 Per Calendar Month

Fletcher
& Company

46 Brook Road
Derby
DE72 3FW



- Available Immediately & Long Term
- A Great Sized Four Bedroom Detached Property Situated In Sought After Borrowash
- Two Reception Rooms
- Lots Of In-Built Storage Throughout
- Re-Decorated & Immaculately Presented
- Surrounded By Outstanding Road Networks; A6, A38, A50, A52, The M1 & More
- Close To Derby & Nottingham
- Village Location Close To Amenities, Schools & More
- Principle Bedroom With En-Suite
- Garage With Driveway Parking

Available Immediately & Long Term - Occupying an enviable position within a sought-after location, this beautifully presented four-bedroom detached residence offers refined family living just moments from the excellent amenities of Borrowash. The property has been re-decorated throughout and new carpets fitted on the ground floor rooms and the principle bedroom.

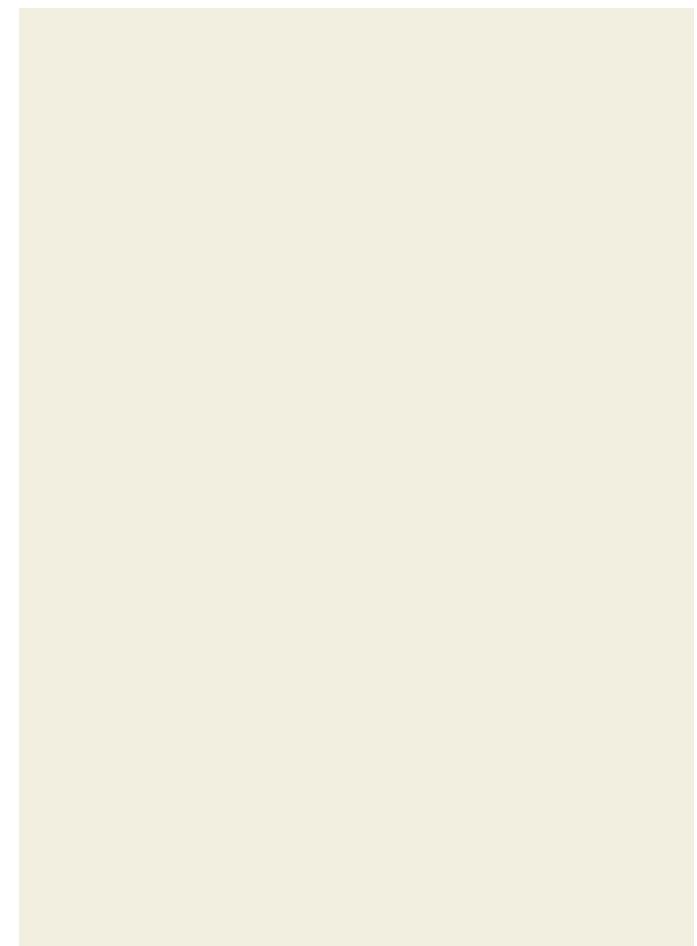
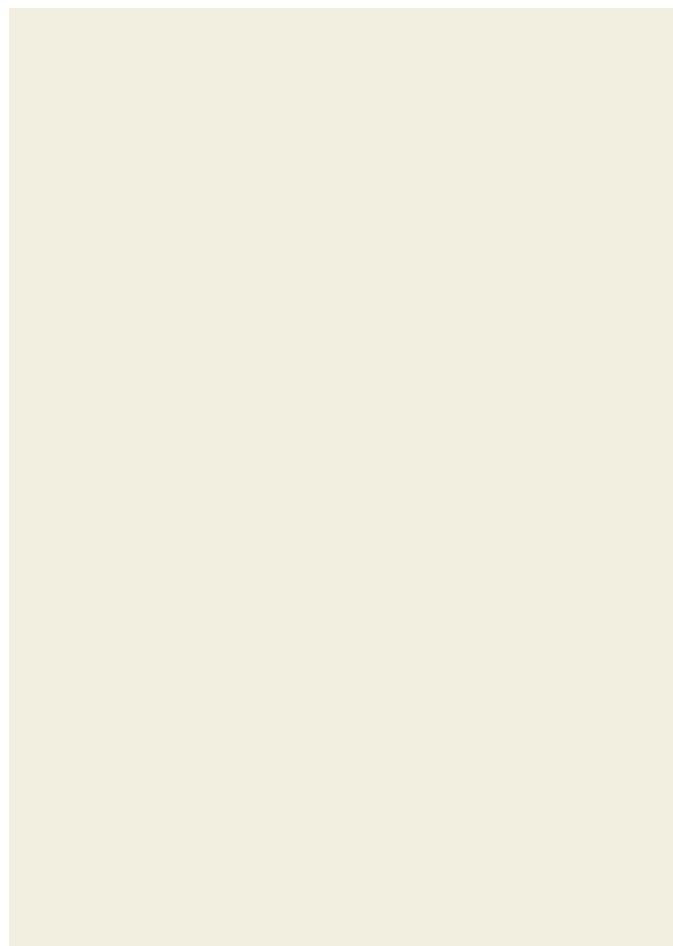
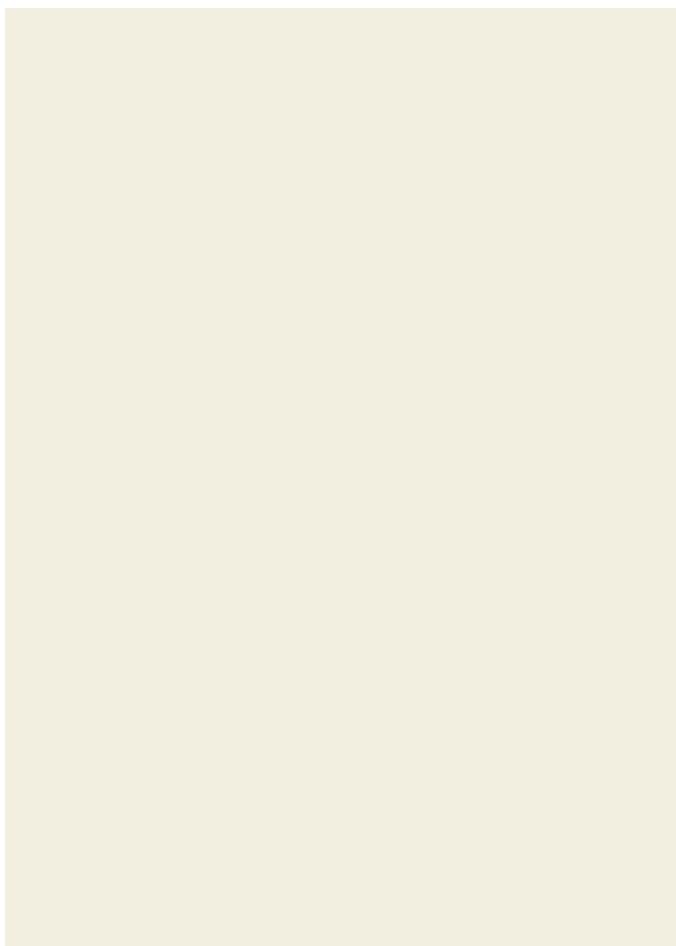
A welcoming and spacious entrance hall, sets the tone for the accommodation and leads to a contemporary ground-floor cloakroom. The fitted kitchen is spacious, practical and well-appointed, featuring integrated oven, hob and extractor, along with plumbing for a dishwasher and washing machine, with a space for a dryer, making it ideal for modern family life.

The main lounge is generously proportioned, and provides an elegant yet comfortable living space, centred around a gas fire with an attractive Adams-style surround. A centrally located dining/ additional reception room offers a perfect setting for both everyday dining and entertaining, or working.

To the first floor are four well-proportioned bedrooms. The principal bedroom is enhanced by quality fitted furniture and a recessed en-suite shower room, finished with a white suite comprising WC, wash hand basin and shower cubicle, complemented by tasteful tiling. Bedroom two also benefits from fully fitted furniture, bedrooms three also boasts fitted furniture whilst maintaining size, bedroom four is a good sized single, offering flexibility for family members, guests, or home-working.

The family bathroom is fitted with a classic white suite including a low-level WC, pedestal wash hand basin and bath, again complemented by coordinated tiling.







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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(A) plus	A		
(B) (9.1)	B		
(C) (8.0)	C	71	76
(D) (7.0)	D		
(E) (6.0)	E		
(F) (5.0)	F		
(G) (4.0)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(A) plus	A		
(B) (9.1)	B		
(C) (8.0)	C		
(D) (7.0)	D		
(E) (6.0)	E		
(F) (5.0)	F		
(G) (4.0)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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