



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 Borrowwash
- 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 Borrowwash. The property has been re-decorated throughout and new carpets fitted on the ground floor rooms and the principle bedroom.

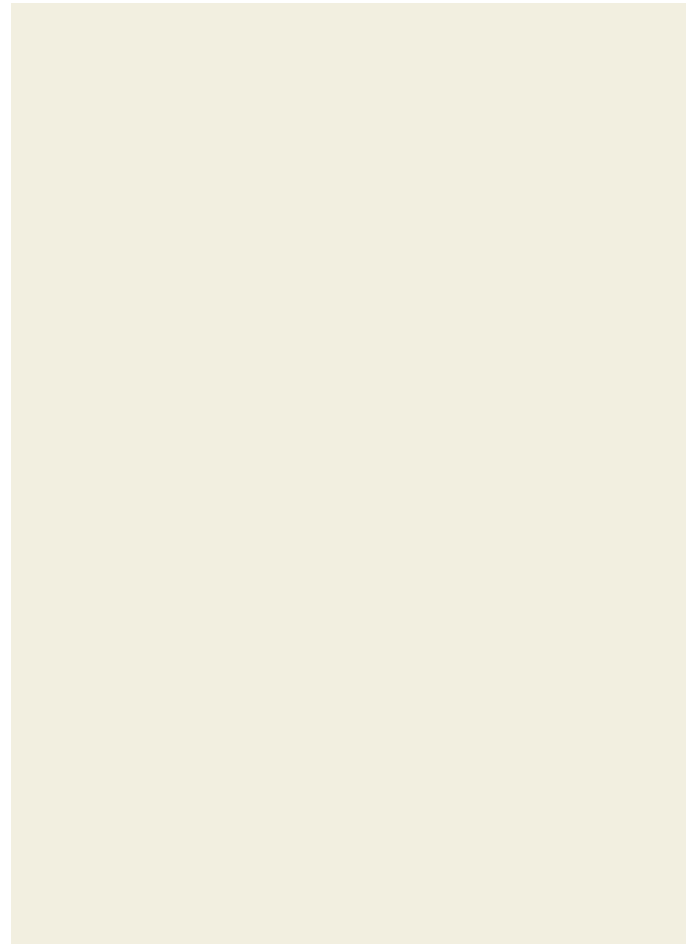
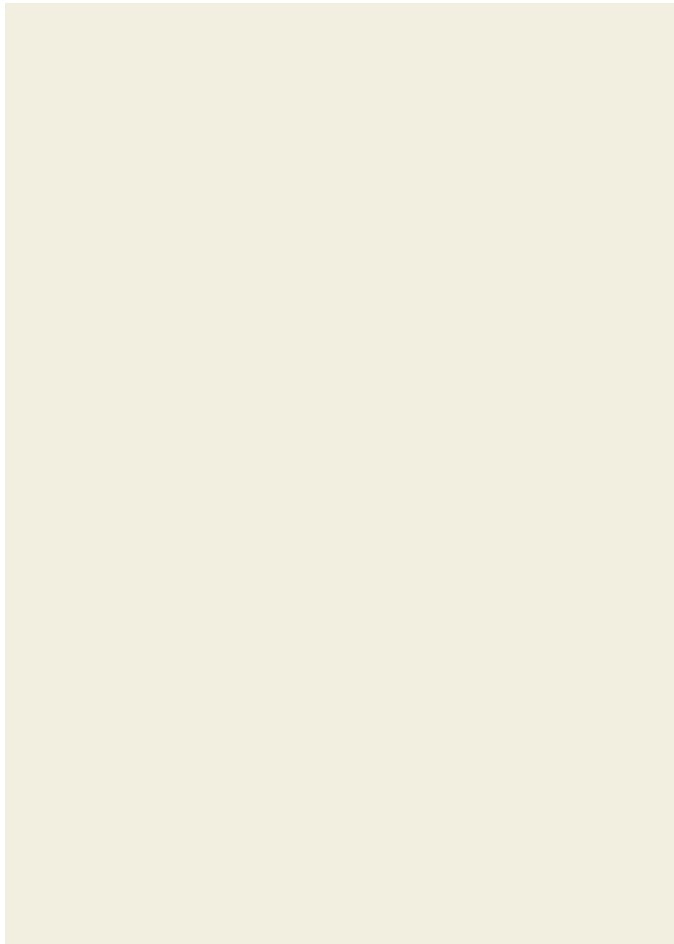
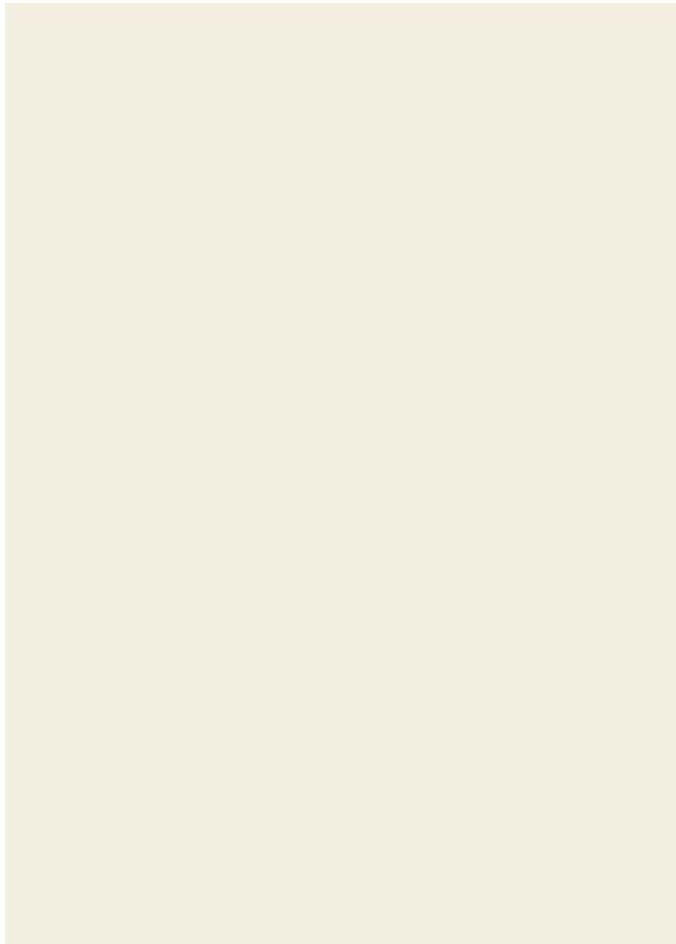
A welcoming and spacious entrance hall, sets the tone for the accommodation and leads to a contemporary ground-floor cloakroom. The fitted kitchen is spacious, practical and well-appointed, featuring integrated oven, hob and extractor, along with plumbing for a dishwasher and washing machine, with a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

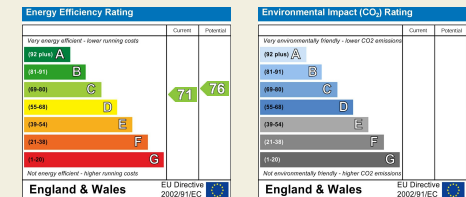




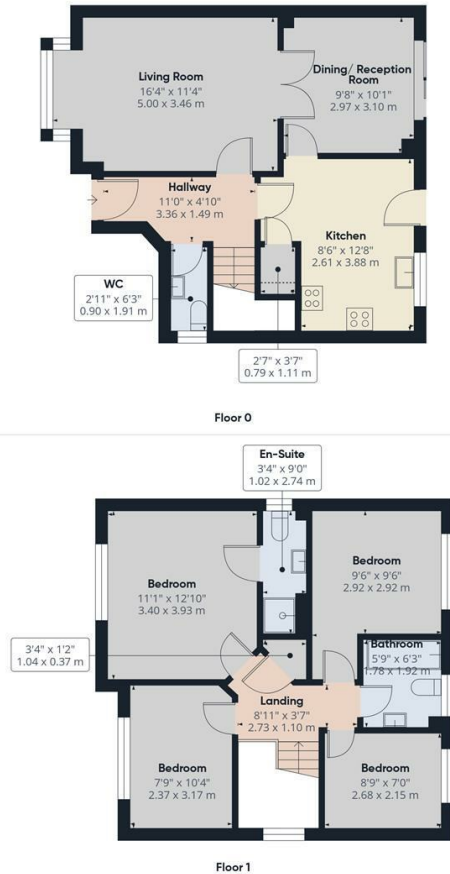
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

T: 01332 843390

E: duffield@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk



Fletcher
& Company



Approximate total area^m

1017 ft²
94.4 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom:

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.