

24 Merton Drive, Derby, DE22 4JJ

£1,500 PCM





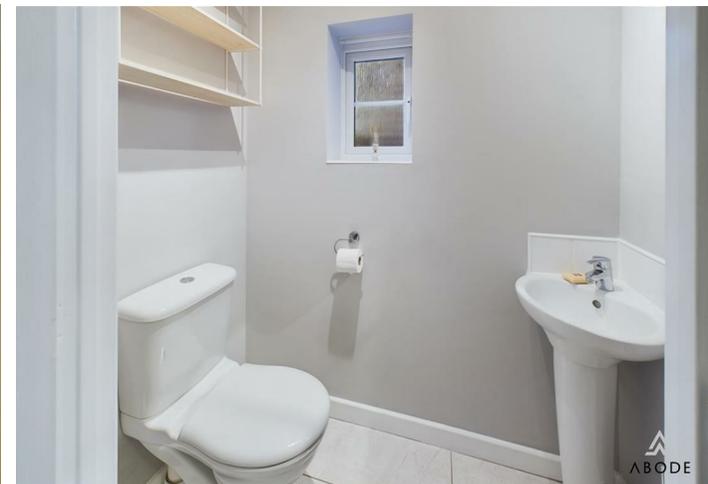
ABODE Lettings are excited to offer this well-maintained semi-detached home, located in a popular Derby suburb, is perfect for a growing family. Spread across three storeys, it offers spacious and modern living.

The ground floor features a kitchen, lounge, extended dining room, and a cloakroom. The first floor includes two double bedrooms, a single bedroom, and a family bathroom. The top floor is dedicated to the main bedroom, complete with built-in wardrobes and an en-suite.

The kitchen is stylishly designed with wall and base units, integrated appliances, and space for a fridge-freezer, washing machine, and dishwasher. The lounge and dining area have an open-plan layout, featuring a skylight and bi-fold doors leading to the garden.

The first-floor bedrooms are generously sized, while the top-floor master suite provides privacy with its own en-suite and built-in wardrobes. The modern family bathroom is well-appointed, complementing the home's contemporary design.

The rear garden has been beautifully landscaped, featuring a raised patio, artificial lawn, and a secure gate providing access to two allocated parking spaces.



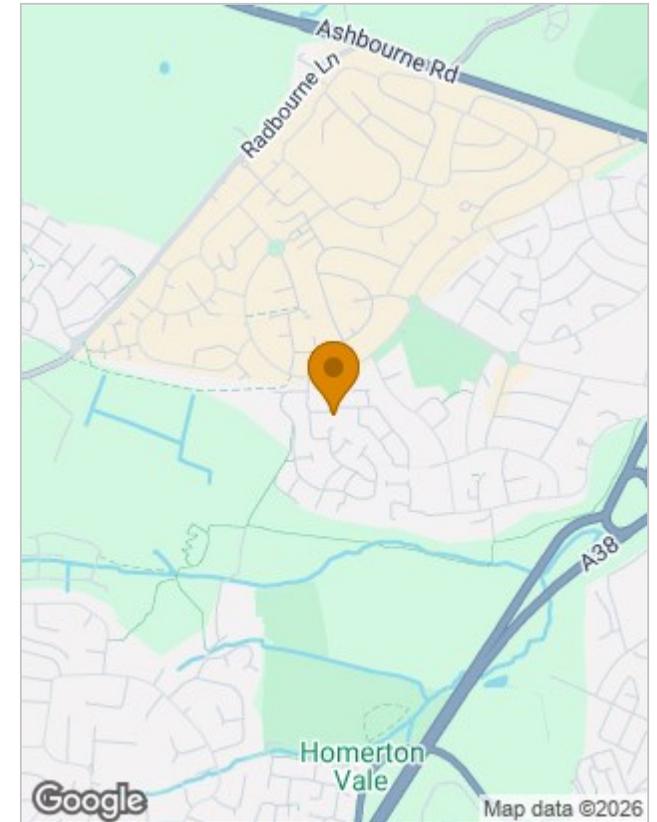




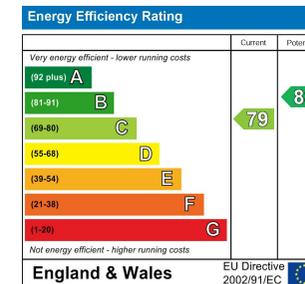
## Floor Plans



## Location Map



## Energy Performance Graph



Please contact our Burton Lettings Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.