



CONEYGREY CLOSE, BREADSALL, DERBY

PRICE £1,950 PER

MONTH
4 BEDROOM | 2 BATHROOM | 1 RECEPTION



WELCOME TO CONEYGREY CLOSE

BEAUTIFULLY DESIGNED FOUR BEDROOM DETACHED FAMILY HOME – Situated in the popular residential area of Breadsall, Derby, this attractive modern home offers spacious and versatile accommodation, ideal for contemporary family living. The property features a generous lounge, an impressive kitchen/diner providing the perfect setting for entertaining, and four well-proportioned bedrooms, including a principal bedroom with en-suite facilities. Further benefits include a separate utility room, downstairs WC, family bathroom, integral garage and private rear garden. With its thoughtfully arranged layout and excellent balance of living and bedroom space, this property presents an appealing opportunity for families and professionals seeking a stylish home in a convenient Derby location.

THE DETAIL

This modern four bedroom detached home offers well planned accommodation arranged over two floors. The ground floor comprises a welcoming entrance, a spacious lounge providing a comfortable space to relax, and a kitchen/diner offering ample room for cooking, dining and socialising. A separate utility room provides additional practicality, alongside a convenient downstairs WC.

To the first floor, the property offers four bedrooms, providing flexibility for family members, visiting guests or those working from home. The principal bedroom benefits from a private en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Externally, the property benefits from a private rear garden, providing outdoor space for relaxing and entertaining, together with an integral garage offering useful storage. Combining contemporary design with a practical layout, this home provides versatile accommodation suited to a range of tenants.

The Location

Breadsall is a popular residential area on the northern outskirts of Derby, offering a balance of suburban living and convenient access to the city. A range of local amenities, shops and everyday services can be found within the surrounding area, while nearby parks and green spaces provide opportunities for walking and outdoor recreation. The location is well placed for access to Derby city centre, where a wider selection of shopping, dining and leisure facilities can be enjoyed. Road connections provide access to the A38, A52 and

CB+CO





the wider motorway network, making the area convenient for commuters travelling throughout Derbyshire and beyond. Local schools and public transport links further add to the appeal of this established residential location.

Reservation Fee & Deposit

A one-week holding fee is required, which will be deducted from the first month's rent upon successful application.

A five-week security deposit is required, which will be lodged with the Deposit Protection Service (DPS).
Landlord ID: 4777942





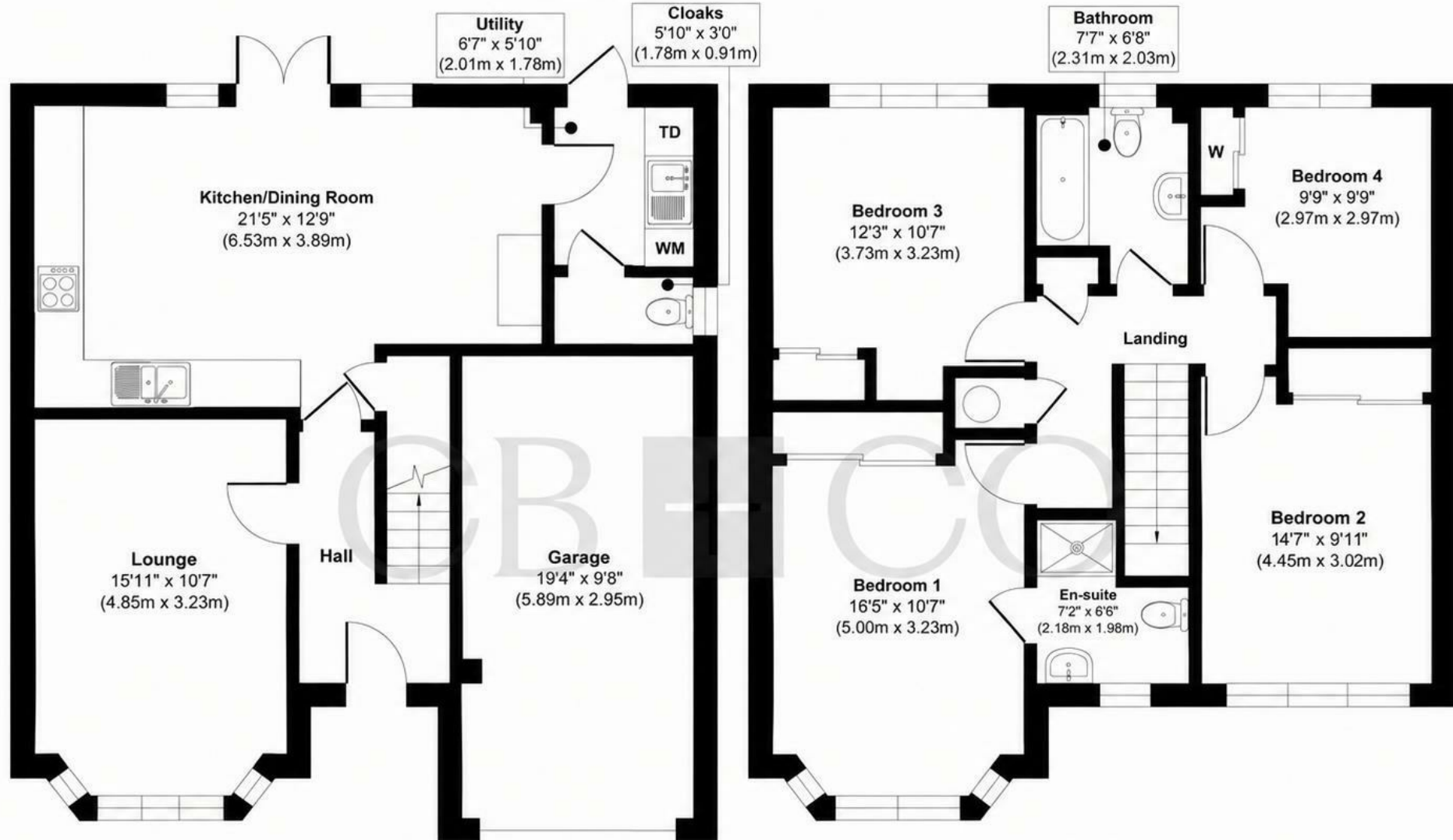








Coneygrey Close, Derby, DE21 4UA



Ground Floor
Approximate Floor Area
763 sq. ft
(70.88 sq. m)

First Floor
Approximate Floor Area
708 sq. ft
(65.77 sq. m)

Approx. Gross Internal Floor Area 1471 sq. ft / 136.65 sq. m (Including Garage)

Approx. Gross Internal Floor Area 1285 sq. ft / 119.38 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

1291.68 sq ft

EPC RATING

B

COUNCIL TAX BAND

D

- Four Bedroom Detached Family Home
- Spacious Lounge With Plenty Of Natural Light
- Contemporary Kitchen Diner Ideal For Entertaining
- Separate Utility Room
- Convenient Ground Floor WC
- Principal Bedroom With Private En-Suite
- Three Further Well Proportioned Bedrooms
- Modern Family Bathroom
- Private Rear Landscaped Garden
- Integral Garage

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
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MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
CURRANBIRDS.CO

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