



**Drum Close, Allestree, Derby**

£1,275 PCM



## Key Features

- Three Bedroom Townhouse
- Three Storeys
- Open plan living / dining / kitchen
- Unfurnished
- Driveway parking and integral garage
- Ground floor utility room and WC
- Private low maintenance rear





Situated in the highly desirable suburb of Allestree, this well-presented three-bedroom, three-storey townhouse offers spacious and versatile accommodation, ideal for professional tenants or a family seeking a convenient yet peaceful location.

The property is offered unfurnished and benefits from gas central heating, double glazing, a driveway and integral garage, along with a private, low-maintenance rear garden.

The accommodation is arranged over three floors and briefly comprises:

Entrance hallway with staircase leading to the first floor, useful understairs storage, a guest WC, and a utility room fitted with worktop space, sink, integrated washing machine and appliance space. A door from the utility room provides access to the rear garden.

The first floor features a spacious open-plan living area, creating a bright and sociable space for modern living. The lounge area benefits from French doors opening to a Juliet balcony, while the dining area sits adjacent to the fitted

kitchen. The modern kitchen offers a range of units, gas hob, built-in oven, integrated dishwasher and space for a fridge freezer.

The top floor provides three bedrooms along with a well-appointed family bathroom comprising bath, separate shower cubicle, WC and wash basin. The main bedroom also benefits from fitted wardrobes.

To the front of the property there is a driveway and integral garage providing off-road parking and storage. To the rear is a private landscaped garden, featuring a patio seating area and an elevated lawn with mature trees to the rear creating a pleasant and secluded backdrop.

Drum Close is a small, tucked-away development located just off Duffield Road in Allestree, one of Derby's most sought-after residential areas. The property is conveniently positioned for Park Farm Shopping Centre, local schools, Derby City Centre, the A38 and the University of Derby, while Darley Park and Markeaton Park are also nearby.





### Entrance Hall

Accessed via the front door, the entrance hall provides access to the ground floor accommodation and staircase leading to the first floor, with useful understairs storage.

### WC

Fitted with a low flush WC and wash hand basin.

### Utility Room

Practical utility space fitted with worktop, sink unit and integrated washing machine with additional appliance space. Door providing access to the rear garden.

### Landing

Landing with staircase rising to the second floor.

### Open Plan Living / Kitchen

A spacious and bright open plan living area, ideal for modern living. The lounge area benefits from French doors opening to a Juliet balcony allowing plenty of natural light, while the dining area provides space for a table and chairs. The kitchen is fitted with a range of wall and base units with work surfaces, inset sink, gas hob with extractor over, built-in oven, integrated dishwasher and space for a fridge freezer.



### Second Floor Landing

Landing providing access to all bedrooms and the family bathroom.

### Bedroom One

Good sized double bedroom with fitted wardrobes and window to the front elevation.

## Bedroom Two

Another double bedroom with Velux window to the rear.

## Bedroom Three

Further single bedroom with Velux window to the rear.

## Bathroom

Well appointed bathroom fitted with a bath, separate shower cubicle, wash hand basin and WC.

## Outside

To the front of the property is a driveway providing off road parking and access to the integral garage. To the rear is a private, low maintenance garden with patio area and raised lawn.

## Garage

Integral garage with up and over door providing useful storage.

## Disclaimer

All property details, photographs and floorplans are for guidance only and may be subject to change. Items shown in photos may vary depending on availability and condition at the start of a tenancy. Prospective tenants are advised to confirm the specifics of the property on application. All tenancies are subject to referencing and contract.





