



4 Bed House - Detached

17 Dean Close
Littleover
Derby
DE23 4EF

£1,750 Per Calendar Month

Fletcher
& Company

17 Dean Close
Derby
DE23 4EF



- Extended Four Bedroom Detached Property
- Recently Fitted Kitchen & Two Bathrooms
- Quiet Cul-De-Sac Location
- Integral Garage With Electric Up And Over Door (Remote Control)
- Parking For Several Vehicles
- Walking Distance To Derby Royal Hospital, Transport Links And Amenities
- Close To All Major Road Networks
- A Light And Spacious Feeling Property
- Long Term Lets
- Private And Enclosed Rear Garden

A SUBSTANTIALLY EXTENDED FOUR BEDROOM DETACHED PROPERTY -

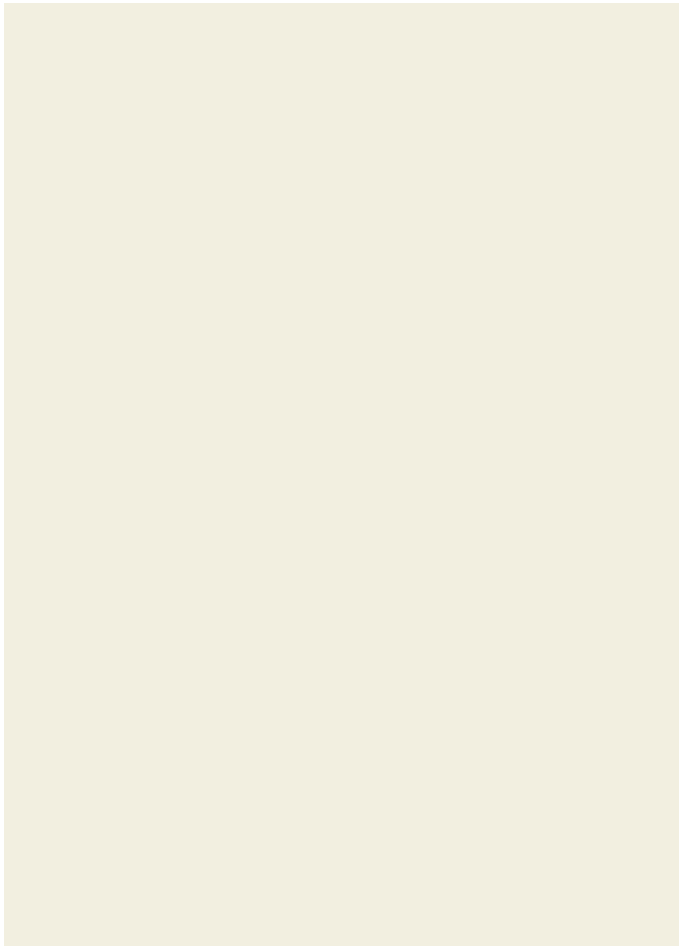
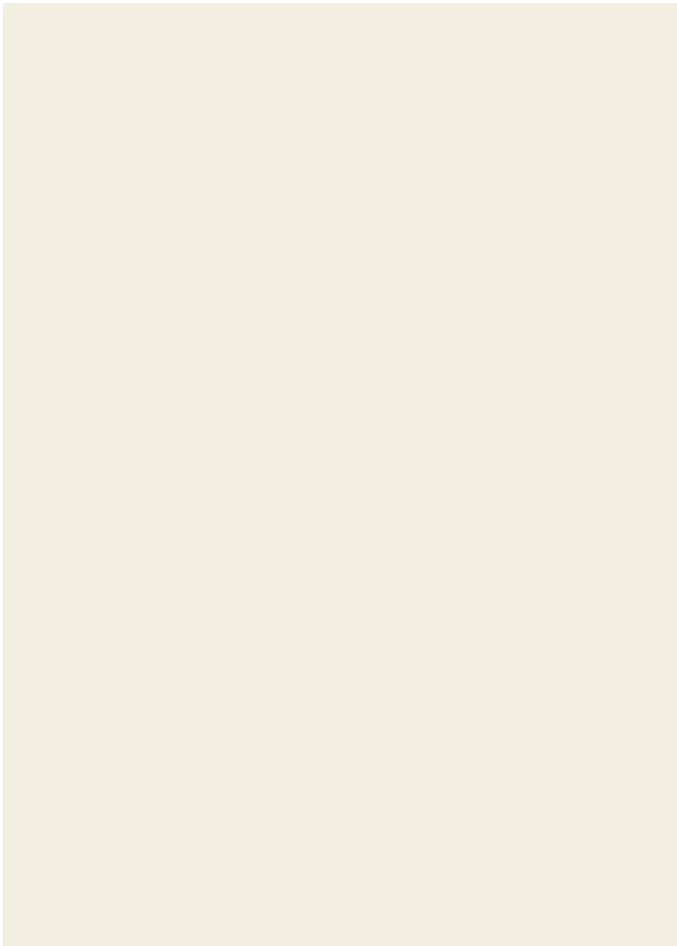
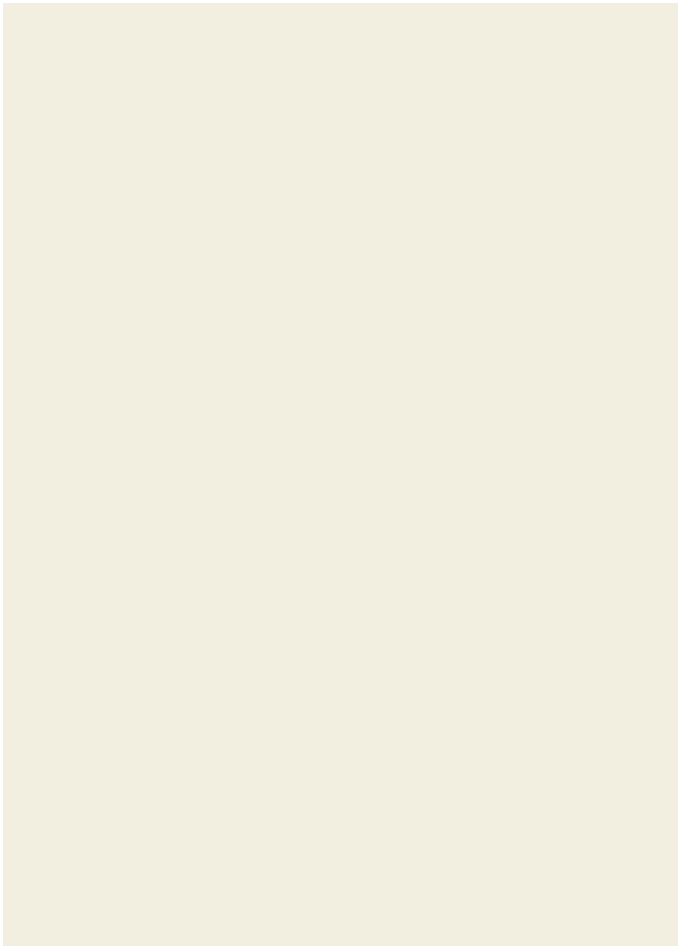
A spacious detached home located in a quiet cul-de-sac within Littleover School Catchment and is conveniently close to the Derby Royal Hospital, all major road networks, transport links and local amenities. Entered via a large light and spacious hallway with the kitchen/diner and appliances, lounge/diner with french doors leading to the rear garden, a newly fitted and spacious groundfloor shower room, the hallway also provides access to the integral garage. To the first floor are three double bedrooms and a single bedroom, the master bedroom has inbuilt wardrobes with drawers, hanging and storage options. The first floor further benefits from a recently fitted family bathroom.

Externally the property has a front garden and driveway providing ample off road parking. There is also access to the integral garage from the driveway (remote control). The rear garden is private and secure and incorporates a patio and lawned area with planted and mature shrubbery.

Dean Close is ideally suited to families and professionals, viewing is recommended to appreciate the quality of the property and all that it offers throughout.

The property is available in early July and on a long term basis.

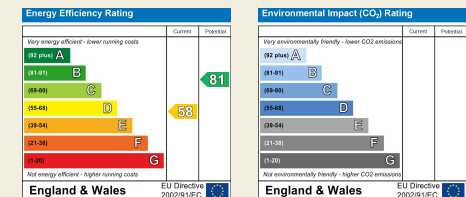




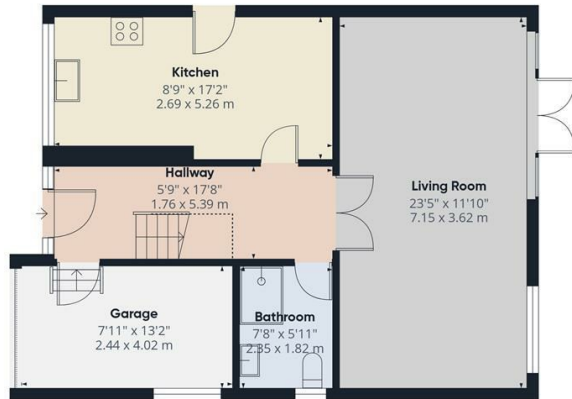
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

T: 01332 843390

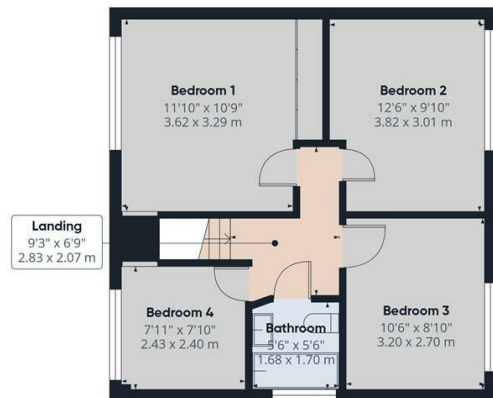
E: duffield@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk



Fletcher
& Company



Floor 0



Floor 1

Approximate total area^m

1184 ft²
110 m²

Reduced headroom

13 ft²
1.3 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 and Messrs. Fletcher & Company nor 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.