

3 Bed House - Detached

18 Clays Lane
Branston
DE14 3HS

£1,650 Per Calendar Month

Fletcher
& Company

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DE14 3HS

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• Available Now - Available Fully Or Unfurnished • High Specification Throughout • Lovingly Renovated Creating A Perfect Place To Live • Driveway Parking • Three Double Bedrooms - Master Bedroom With Stylish En-suite • Numerous Sitting Areas • Office / Study / Dressing Room • Luxurious Four Piece Family Bathroom • Groundfloor Shower Room • Viewing Firmly Advised

Exquisite Fully Refurbished available FULLY Or UNFURNISHED.

Situated on Clays Lane, this exceptional three bedroom detached residence has been meticulously refurbished to the highest standard, offering a seamless blend of contemporary elegance and comfort. Every aspect of the home has been thoughtfully designed, combining style, practicality, and attention to detail.

Upon entering, you are welcomed by a generous hallway leading to a spacious utility room, complete with washing machine, dryer, and ample storage, with a charming stable door providing direct access to the enclosed rear garden. The main living area flows effortlessly from the hallway, with a state-of-the-art kitchen fully equipped with premium integrated appliances and overlooking the garden. The adjoining dining area is perfectly positioned for family meals or entertaining, leading naturally to a refined seating area and the main living/snug space, creating a harmonious open-plan layout ideal for modern living. A second hallway at the front of the property provides access to a luxurious shower room.

The first floor is equally impressive, featuring a striking 'L'-shaped landing that opens onto three generously proportioned double bedrooms and a versatile office, dressing/ make-up room or study. The master suite boasts a beautifully appointed ensuite shower room, while the family bathroom is a sumptuous four-piece suite designed with both elegance and functionality in mind.

Finished to an impeccable standard, this home delivers unparalleled comfort and refinement, offering a sanctuary where every detail has been considered to ensure an exceptional living experience. Outside, the property benefits from driveway parking for one vehicle and a private, enclosed rear garden with manicured lawn, inviting seating area, and a newly laid patio.















Approximate total area(1)

1157 ft²

107.5 m²

Reduced headroom

7 ft²

0.6 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.

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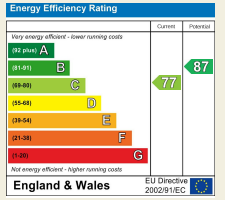
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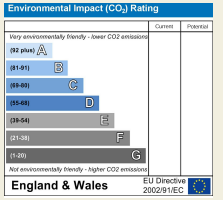
Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

T: 01332 843390
E: duffield@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk

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