

4 Evesham Close
Breadsall Hilltop
Derby
DE21 4EZ

£795 Per Calendar Month

- Cul-de-sac position
- Gas fired central heating
- UPVC double glazing
- Entrance hall
- Sitting room
- Dining kitchen
- Utility room
- Well-appointed bathroom
- Enclosed garden to the rear
- Driveway

SCARGILL MANN & Co
EST. 1995

GENERAL INFORMATION
Having recently undergone a series of improvements and refurbishment works, this well-presented two double bedroom semi-detached property, is located within easy access of local amenities and facilities and has the benefit of gas central heating and sealed unit double glazing.

The accommodation briefly comprises, entrance hall, sitting room, dining kitchen, utility room, to the first floor, master bedroom has built-in wardrobes, there is a further double bedroom and a well-appointed family bathroom with full suite having shower facility

To the rear of the property, is an enclosed low maintenance garden and the property is set back from the road behind a driveway with low maintenance gravelled borders.

LOCATION
The property is located in Evesham Close, a very popular cul-de-sac location approximately two miles from Derby city centre, which offers a comprehensive range of shopping and leisure facilities. The noted Meteor Centre is only ¼ mile away and offers excellent retail outlets, supermarket, cinema, and public houses.

Local recreational facilities include the nearby Springwood Leisure Centre and Locko Park, together with three noted golf courses (Breadsall Priory Country Club, Morley Hayes Country Club, and Horsley Lodge Country Club).

Furthermore, Elvaston Castle Country Park is only a short drive away, offering splendid scenery and delightful walks.

Excellent transport links are close by with easy access onto the A38 and A52 leading onto the M1 motorway.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL
With stairs leading to the first floor and doorway leads to:-

SITTING ROOM
4.45m x 3.58m (14'7" x 11'8")
Central heating radiator, TV aerial point and UPVC double glazed window to the front.













DINING KITCHEN
4.42m x 2.87m (14'6" x 9'4")
Range of fitted base, wall and drawer units having matching cupboard fronts, roll edge granite effect laminate preparation surfaces with inset stainless steel sink unit and draining board, integrated electric fan assisted oven and built-in four ring gas hob, ample dining space, central heating radiator and UPVC double glazed window to the rear.

SIDE LOBBY/UTILITY ROOM
Door providing access to the side and garden areas, useful understairs storage cupboard and utility room with fitted wood grain effect work top and drawer storage unit, wall mounted gas combination boiler servicing the central heating, hot water systems and obscure double glazed window to the side.

TO THE FIRST FLOOR

LANDING
With obscure double glazed window to the side and useful storage cupboard with slatted shelving.

BEDROOM ONE
4.45m x 2.93m (14'7" x 9'7")
Central heating radiator, built-in wardrobe and UPVC double glazed window to the front.

BEDROOM TWO
3.53m x 2.94m (11'6" x 9'7")
Central heating radiator and UPVC double glazed window to the rear elevation.

BATHROOM
Modern suite comprising, low flush w.c., pedestal wash hand basin and panelled bath with shower attachment and screen, complementary tiled splashbacks, centrally heated ladder style towel rail, stone effect vinyl flooring and obscure double glazed windows to both side and rear elevations.

OUTSIDE & GARDENS
To the rear of the property is a low maintenance garden, laid to lawn with decorative gravelled and slate chippings. Good patio area and borders.

To the front of the property, is a driveway providing ample off street car standing with adjacent low maintenance foregarden.

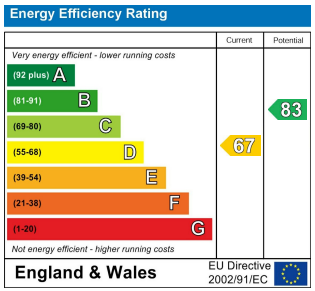
DIRECTIONAL NOTE
Leave Derby city centre via the Pentagon Island. Turn into Sir Frank Whittle Road (A61). At the mini roundabout turn left into Mansfield Road (A608), passing the Meteor Centre on the left hand side, and proceed up the hill, passing the Paddock public house on the left hand side, eventually turning right into Stratford Road. At the junction turn left into St Andrews View. Take your right hand turning into Sandringham Road, first turning right into Evesham Close, and the property will be located on the right hand side, identified by our 'to let' board.

SPECIFIC REQUIREMENTS
The property is to be let unfurnished. No smokers. Available from 15th July 2023.

PROPERTY RESERVATION FEE
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT
5 Weeks Rent.

VIEWING
Strictly by appointment through Scargill Mann & Co - 01332 206620.



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