

Lathbury Close, Derwent Heights

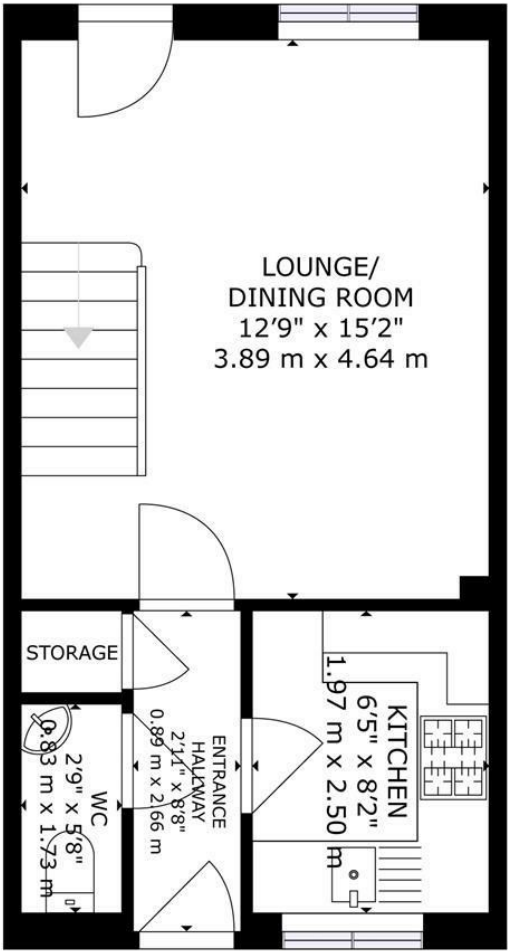


Lathbury Close, Derby, DE21 4SL

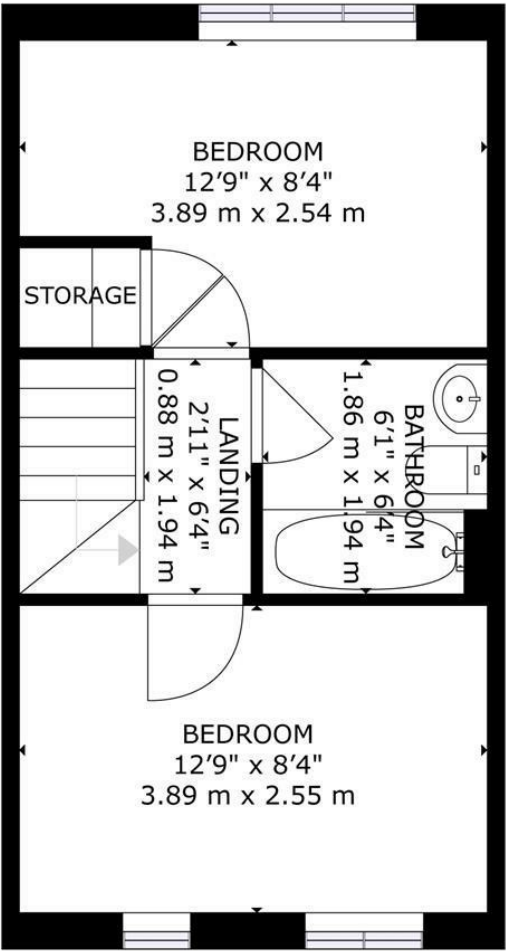
£850 Per month



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 312 sq.ft, 29 m², FLOOR 2: 312 sq.ft, 29 m²
TOTAL: 624 sq.ft, 58 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





A beautifully presented and recently modernised two-bedroom townhouse, ideally positioned within a quiet cul-de-sac and offering contemporary accommodation, private driveway parking and an enclosed rear garden.

Finished in a tasteful neutral style throughout, this lovely home offers a modern fitted kitchen, spacious lounge and dining room, two well-proportioned bedrooms, contemporary bathroom and useful downstairs WC. Perfectly positioned for access to Derby city centre, local amenities and major commuter routes, this is an excellent home for a professional couple.

- Recently Modernised Mid Townhouse
- Tasteful Modern Neutral Decoration
- Entrance Hall, WC, Contemporary Kitchen & Spacious Lounge Dining Room
- Driveway & Enclosed Rear Garden
- Close to Excellent Amenities in Oakwood & Chaddesden
- Ideal for Professionals
- Gas Central Heating & uPVC Double Glazing
- Two Double Bedrooms & Bathroom
- Delightful Cul de Sac Position close to Local Park
- Available October





Situated within a peaceful cul-de-sac in the popular Derwent Heights development, this recently modernised townhouse offers stylish and practical accommodation arranged over two floors.

The property is entered via a welcoming entrance hallway, providing access to the ground-floor accommodation and benefiting from useful storage.

The contemporary fitted kitchen is positioned to the front of the property and offers a range of modern wall and base units, integrated electric oven and hob, cooker hood and space for a fridge freezer and washing machine. The kitchen is finished with attractive flooring and provides a practical and well-designed space for everyday cooking.

To the rear is the generous lounge and dining room, providing an excellent open-plan living space. The room benefits from plenty of natural light, a useful understairs recess and direct access to the rear garden. There is also a wall-mounted electric fire, creating a pleasant focal point within the room.

A ground-floor WC completes the downstairs accommodation.

To the first floor are two well-proportioned bedrooms, with the main bedroom benefiting from two windows overlooking the front of the property. The second bedroom overlooks the rear garden and benefits from useful built-in storage.

The modern family bathroom is fitted with a three-piece suite, including a bath with electric shower over, WC and wash hand basin, together with a heated towel radiator and useful mirrored storage.

The property has been tastefully modernised and decorated in a neutral style throughout, creating a fresh and contemporary home that is ready to move straight into.

Externally, the property benefits from a private driveway providing off-street parking, together with a useful integrated brick store to the front.

To the rear is a fully enclosed, low-maintenance garden, comprising a paved patio and lawned area, together with a garden shed. This provides a lovely private outdoor space which is ideal for relaxing or entertaining during the warmer months.

The Location

The property is ideally situated between Chaddesden and Oakwood, within easy reach of Derby city centre and a wide range of local amenities.

The nearby Meteor Centre provides an excellent selection of supermarkets, shops and retail outlets, whilst Pride Park and the city centre are also easily accessible.

For leisure, Springwood Leisure Centre in Oakwood is close by, while the surrounding area also offers a variety of parks and green spaces.

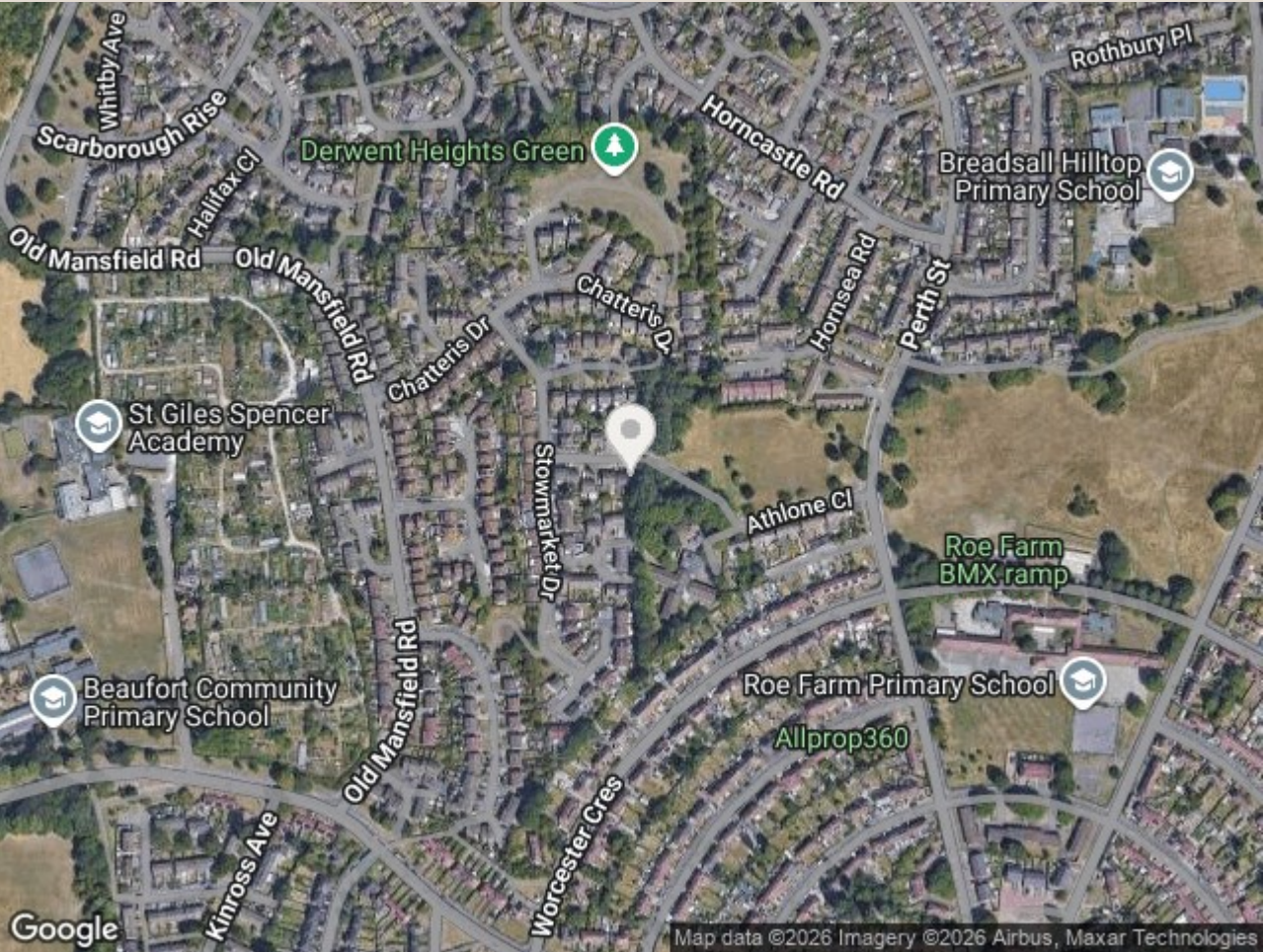
The location is particularly well suited to commuters, with convenient access to the A52 and A38, providing links towards the wider motorway network and surrounding towns and cities.

A fantastic opportunity to rent a modern, low-maintenance home in a convenient and well-connected location, with the added benefit of private parking and a garden.

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



Viewing

Please contact our Lettings Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

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They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

First Floor, Darley Abbey Mills Middle Mill, Darley Abbey, Derby, DE22 1DZ
Tel: 01332 411050 Email: hello@curranbirds.co

Energy Performance Graph

