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24 Breydon Close  
Shelton Lock  
Derby  
DE24 9DT

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£1,300 Per Calendar Month

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- Gas fired central heating
- Sealed unit double glazing
- Entrance hall
- Guest cloakroom
- Open plan living/dining room
- Three bedrooms
- Bathroom
- Driveway and car port
- Single garage
- Private rear garden

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

Enjoying a peaceful, cul de sac position, this particularly well presented three bedroom detached residence offers light and spacious living accommodation with the added benefit of gas central heating and sealed unit double glazing throughout. The tastefully decorated accommodation briefly comprises entrance hall, sitting room with open plan dining area, well appointed kitchen and conservatory. To the first floor, the principal bedroom has built-in wardrobes. Two further well proportioned bedrooms and a bathroom with full suite and shower.

The property is set back from the road behind lawned fore garden with flowering borders. A driveway provides access to car port and single garage to the rear. Enclosed rear garden offering a good degree of privacy.

## ACCOMMODATION

### ON THE GROUND FLOOR

#### ENTRANCE HALL

With central heating radiator. Staircase leading to first floor. Door to:

#### GUEST CLOAKROOM

Comprising low flush w.c and wall mounted ceramic wash hand basin. Central heating radiator. uPVC double glazed window to side.

#### SITTING ROOM

4.88m x 3.25m (16'0" x 10'7")

Please note the latter measurement is taken into the recess adjacent to the chimney breast with feature fireplace having living flame gas fire. Central heating radiator. uPVC double glazed window with pleasant aspect to the front.

#### DINING AREA

5.13m x 2.45m (16'9" x 8'0")

With central heating radiator. Useful hatch door to the kitchen and doorway to family room/ second sitting room.





#### KITCHEN

3.95m x 3.05m

Please note this is an irregular shaped room. With fitted base, wall and drawer units having matching cupboard fronts and glass fronted display wall mounted cabinets. Roll edge laminated preparation surfaces with stainless steel sink unit and draining board with mixer tap in chrome. Plumbing suitable for automatic washing machine and separate plumbing for a dishwasher. Free-standing four ring oven. Complementary ceramic wall tiling. Woodgrain effect laminate flooring. Central heating radiator. uPVC obscure double glazed door provides access to the car port.

#### FAMILY ROOM/SECOND SITTING ROOM

6.22m x 1.82m (20'4" x 5'11")

With a continuation of the woodgrain effect laminate flooring. Central heating radiator. uPVC double glazed window to rear. Sealed unit double glazed double doors provide access to the pleasant rear garden.

#### TO THE FIRST FLOOR

#### SEMI-GALLERIED LANDING

Leading to:

#### BEDROOM ONE

4.86m x 3.22m (15'11" x 10'6")

Fitted with a range of built-in wardrobes and storage cupboards. Central heating radiator. uPVC double glazed window with pleasant aspect to front.

#### BEDROOM TWO

2.81m x 2.38m (9'2" x 7'9")

With central heating radiator and sealed unit double glazed window in uPVC frame to rear.

#### BEDROOM THREE

3.07m x 2.03m (10'0" x 6'7")

With uPVC double glazed window to rear and central heating radiator.

#### FAMILY BATHROOM

Fitted with a full modern suite in white comprising low flush w.c., pedestal wash hand basin and panelled bath with thermostatic mixer shower over and a fitted bi-fold shower screen. Ceramic wall tiling and effec vinyl flooring. Centrally heated chrome towel radiator. Useful built-in storage cupboard with louvred door. Obscure uPVC double glazed window to side.

#### OUTSIDE

Directly to the rear of the property is an enclosed and most attractive lawned garden.

#### SINGLE GARAGE

With pedestrian access, window to side and metal up and over door.

The property is set back from the quiet cul de sac behind a lawned fore garden with adjacent driveway providing ample off street car standing. Gated car port and garage beyond.

#### SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. Available now.

#### PROPERTY RESERVATION FEE

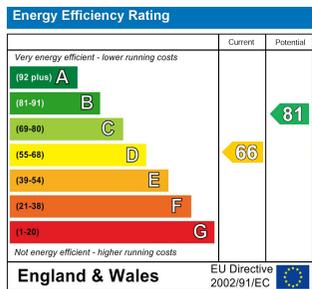
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

#### DEPOSIT

5 Weeks Rent.

#### VIEWING

Strictly by appointment through Scargill Mann & Co Derby office - 01332 206620



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