

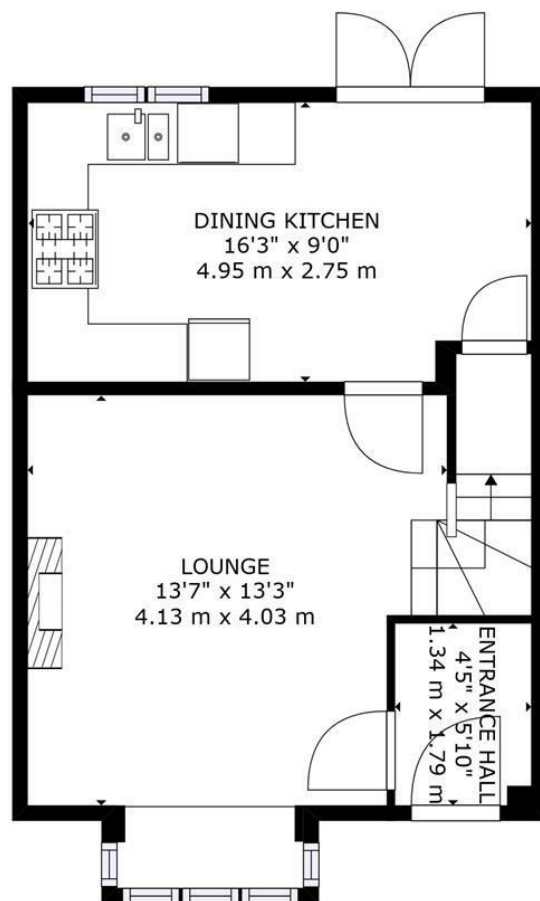
Frampton Gardens, Heatherton Village,
Derby



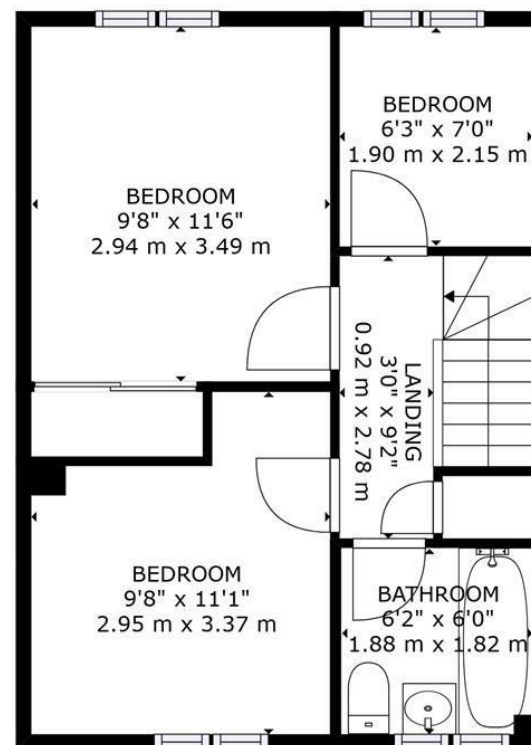
Frampton Gardens, Derby, DE23 3WX
£1,100 Per month



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 386 sq. ft, 36 m², FLOOR 2: 370 sq. ft, 34 m²
TOTAL: 756 sq. ft, 70 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





LITTLEOVER SCHOOL CATCHMENT - AVAILABLE NOW - A well presented three bedroom semi detached home, occupying this ever popular location within Heatherton Village, located close to Littleover School and within easy access of the Royal Derby Hospital. The property offers a corner plot position with driveway to the side and a low maintenance landscaped enclosed rear garden to the rear.

The accommodation has the benefit of gas central heating, uPVC double glazing and in brief comprises: entrance hallway, spacious lounge with open plan staircase to the first floor, well appointed dining kitchen with uPVC french doors giving access to the rear garden. The first floor landing gives access to three bedrooms and bathroom.

- Modern Semi-Detached Home
- Ideal for Family & Young Professionals
- Entrance Hall, Lounge & Dining Kitchen
- Front Garden, Side Driveway & Enclosed Rear Garden
- Easy Access to A38 & A50
- Littleover School Catchment
- Gas Central Heating & uPVC Double Glazing
- Three Bedrooms & Bathroom
- Close to Local Shops & Amenities & Royal Derby Hospital
- Available Now







LOCALITY & AMENITIES

The property occupies a convenient location, a short stroll from amenities at Heatherton Village and also offers easy access to Littleover village centre, which has an excellent range of shops, including a supermarket, post office and petrol station. There is a regular bus service to Derby City centre which lies some 3 miles to the north, including the noted Derbion shopping centre.

Excellent educational facilities are available at all levels and the property is within the catchment of the noted Littleover Community School.

The location is extremely convenient for Rolls-Royce, The Royal Derby Hospital, Toyota and the University of Derby. Transport links with fast access on to the A38 and A50 leading to the M1 motorway.

THE ACCOMMODATION

GROUND FLOOR

Entrance Hallway

With double glazed composite entrance door, ceramic tiled floor, central heating radiator, alarm keypad, wall mounted electric fuse box, telephone point and panelled door giving access to;

Lounge

Fitted with an engineered oak floor, feature fireplace with marble hearth and backplate, inset coal effect living flame gas fire, tv point, telephone point, central heating radiator uPVC double glazed window to front elevation, open plan staircase to the first floor and wall mount thermostat and panelled door giving access to;

Dining Kitchen

Kitchen Area

Fitted with a range of painted matching units with brushed stainless steel handles, roll edge laminated granite effect worksurfaces over, black metro style tiled splashbacks, composite one and a half sink drainer unit with swan neck style mixer tap, integrated electric oven, gas four hob with extractor unit over, low level appliance space with automatic washing machine, tall Beko fridge freezer, ceramic tiled floor, extractor fan, uPVC double glazed window to the rear elevation.

Dining Area

With ceramic tiled floor, access to understairs storage cupboard, uPVC double glazed French doors opening to the rear garden.

FIRST FLOOR

Landing

With uPVC double glazed window to the side elevation, central heating radiator, loft access, airing cupboard housing the Baxi combination boiler, panelled doors give access to;

Main Bedroom

With built in sliding door wardrobes, central heating radiator and uPVC double glazed window to the rear elevation.

Bedroom Two

With central heating radiator, uPVC double glazed window to the front elevation,

Bedroom Three

With central heating radiator, uPVC double glazed window to the rear elevation,

Bathroom

Fitted with a white three piece suite comprising of a panelled bath with Triton electric shower over, ceramic tiled splashback, pedestal wash hand basin with chrome monobloc mixer tap, low level WC with chrome push button flush, ceramic tiled floor, grey anthracite matte finish radiator, extractor fan and obscure uPVC double glazed window to the front elevation.

OUTSIDE

Frontage & Driveway

To the front is low maintenance pebble fore garden and driveway for two cars.

Enclosed Rear Garden

Low maintenance rear garden with paved patio area, purple slate beds, feature fish pond with rockery styled borders, raised level planting beds, walled boundary with inset fencing and timber gated side access.

Reservation Fee & Deposit

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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

Council Tax Band - C

Band C - Derby City Council



Viewing

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

Agents Disclaimer: Curran Birds + CO, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

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.

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Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 