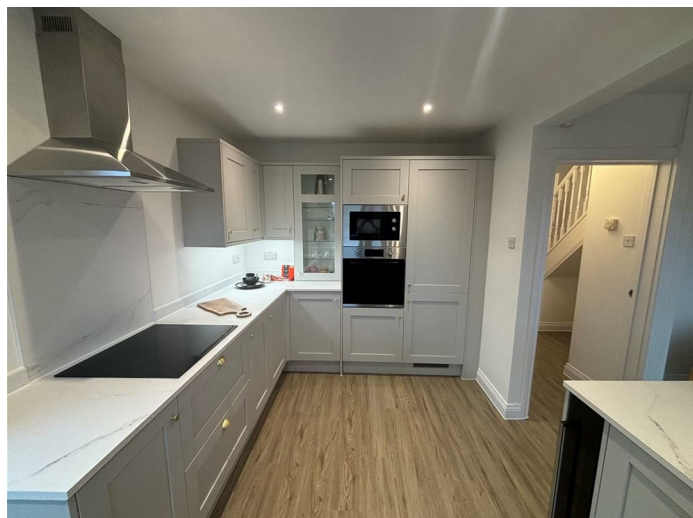


4 Bed House - Detached

£1,660 PCM

 Brambling Crescent, Mickleover, Derby, DE3 0UT



www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co**
EST. 2012
MY PAD GROUP

4 Bed House - Detached

£1,660

DCM

 Brambling Crescent, Mickleover, Derby, DE3 0UT

AVAILABLE FROM END OF MARCH - UNFURNISHED - NO SMOKERS. HOLDING DEPOSIT £383.07 - £1915.38 FULL DEPOSIT REQUIRED AT START OF TENANCY. Stylish and well presented modern detached family home having been recently remodelled and upgraded to a very high finish, occupying a delightful mature plot and situated in this highly aspirational enclave. The property benefits from gas central heating together with UPVC double glazing. In brief; reception hall, guest's cloakroom / wc, dining room, lounge area with superior custom fitted kitchen. On the first floor a landing leads to four bedrooms (master bedroom with shower room en-suite) and family bathroom. Outside is two car parking, an integral garage and private mature garden to rear. Energy rating C. Council tax band E.

Recessed Arched Entrance Porch

To:-

Reception Hall



Having composite and double glazed entrance door, ceramic tiled floor, radiator, door to garage and staircase to first floor.



Guest Cloak Room/WC



Having white two piece suite comprising; low flush wc and pedestal wash hand basin with tiled splash backs, ceramic tiled floor, radiator and UPVC opaque double glazed window to side aspect.

Dining Room 9'10 x 9'6 (3.00m x 2.90m)



Having radiator, two double wall light points and UPVC double glazed window to front aspect.

Sitting Room & Kitchen 15'5 x 12'1 (4.70m x 3.68m)



Having wall light points, television and media connection points, radiator and UPVC double glazed B fold doors giving views and access over the rear garden.



4 Bed House - Detached

£1,660

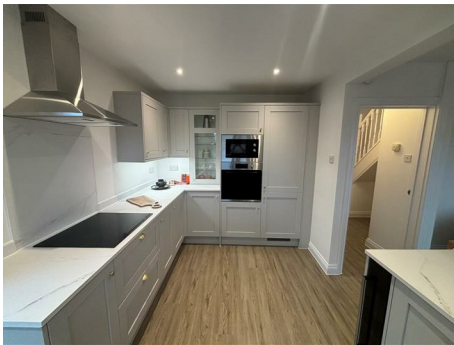
DCM



Brambling Crescent, Mickleover, Derby, DE3 0UT



Kitchen Area 14'5 x 8'4 (4.39m x 2.54m)



Custom fitted kitchen with a range of quality integrated appliances.

First Floor Landing

With access to roof space and airing cupboard.

Bedroom One 13'5 x 12'6 (4.09m x 3.81m)



Having built in wardrobes, television and BT connection points, radiator and UPVC double glazed window to front aspect.

Shower Room/En Suite



Having white three piece suite comprising; low flush wc, pedestal wash hand basin and shower cubicle with shower, chrome and glass shower cabinet and door, complimentary ceramic part tiled walls with ceramic tiled floor, radiator and UPVC opaque double glazed window to front aspect.

Bedroom Two 10'2 x 11'1 maximum (3.10m x 3.38m maximum)



Having television connection point, radiator and UPVC double glazed window to rear aspect.

Bedroom Three 13'2 x 8' (4.01m x 2.44m)



Having radiator and UPVC double glazed window to front aspect.

4 Bed House - Detached

£1,660

DCM

 Brambling Crescent, Mickleover, Derby, DE3 0UT

Bedroom Four 8'4 x 6'6 (2.54m x 1.98m)



Having BT connection point, laminated wood effect floor, radiator and UPVC double glazed window to rear aspect.

Bathroom



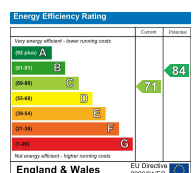
Having refitted quality white three piece suite comprising; low flush wc, pedestal wash hand basin and panelled bath with part tiled walls, radiator and UPVC opaque double glazed window to rear aspect.

Outside



The property occupies a sizeable mature plot in a cul-de-sac position, located within this highly aspirational enclave. To the front of the property is a tarmac driveway giving car standing space for two cars with open plan gravelled fore court area, leading to an integral brick garage. The rear garden is enclosed by close panel fencing, together with brick walling, laid to a shaped lawn with full width patio area, established shrubs and trees.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written



www.phillipsandco.co.uk | 01332 40 25 25

**Phillips
& Co.**
EST. 2012
MY PAD GROUP