



4 ASTER GARDENS DERBY, DE23 3UA

£1,500 PER MONTH

This modern property is set back from the road with a driveway suitable for 2 vehicles leading to an integrated garage. There is also an outside storage building which is incredibly handy for those muddy boots or things you do not need to bring inside. On entry you will be delighted with the neutral colour scheme reflected throughout the house...

On the ground floor is a door leading to the garage, understairs cupboard for storage, W.C, utility room and a really good size garden room with French doors leading onto the garden. This room could be used as a downstairs bedroom, office, secondary living room, guest bedroom etc and offers a nice additional space.

To the middle floor is a HUGE open living room with two large windows and feature fireplace. The kitchen / dining room is to the other half of this floor with a modern kitchen featuring a range of wall and base units, 5 burner hob, integrated dual oven, premium sink and taps. It also has a nice addition to this room with French doors leading out to the balcony.



White House
Lettings



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	



White House
Lettings

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements