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3 Bed House - Semi-Detached

7 Coniston Crescent  
Derby  
DE21 4DS

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£1,100 Per Calendar Month

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Fletcher  
& Company

# 7 Coniston Crescent Derby DE21 4DS



- Available Immediately + Council Tax A Band
- Available On A Long Term Basis
- Three Bedrooms (Two Double)
- Large Separate Living Room
- Kitchen/ Dining Room
- Utility Room With Washing Machine & Storage Areas
- Front & Rear Gardens
- Off Road Parking For One Vehicle - Plenty Of On Street Parking
- Superb Location
- Recently Decorated

Spacious Family Home with Gardens, Parking & Available Immediately

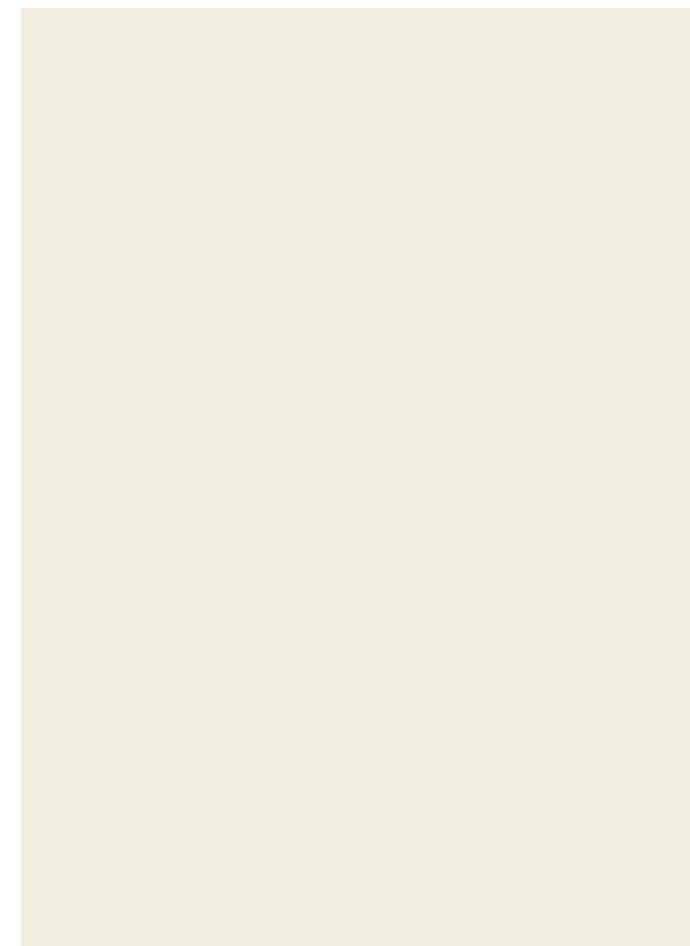
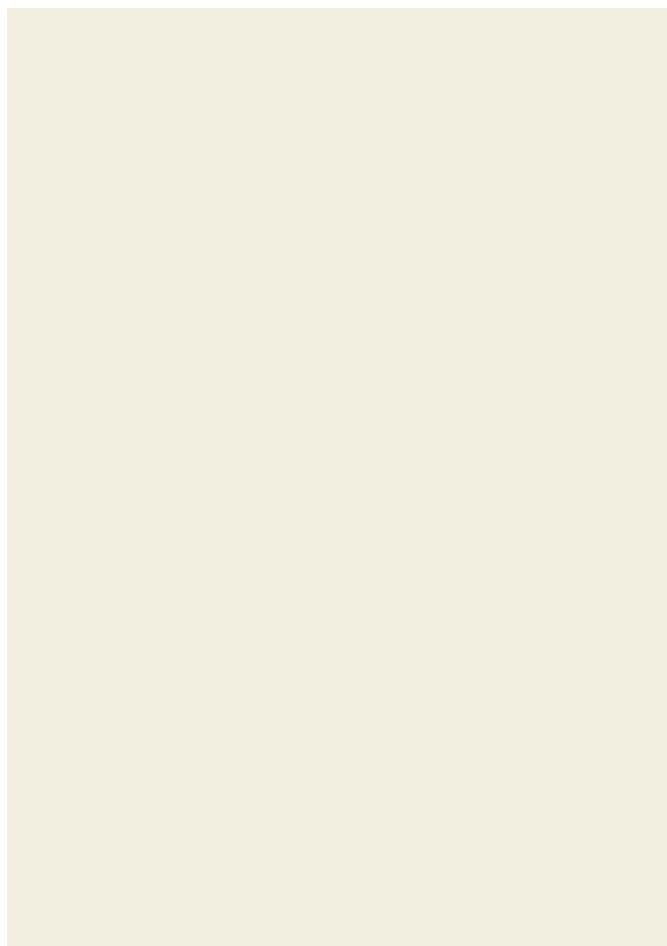
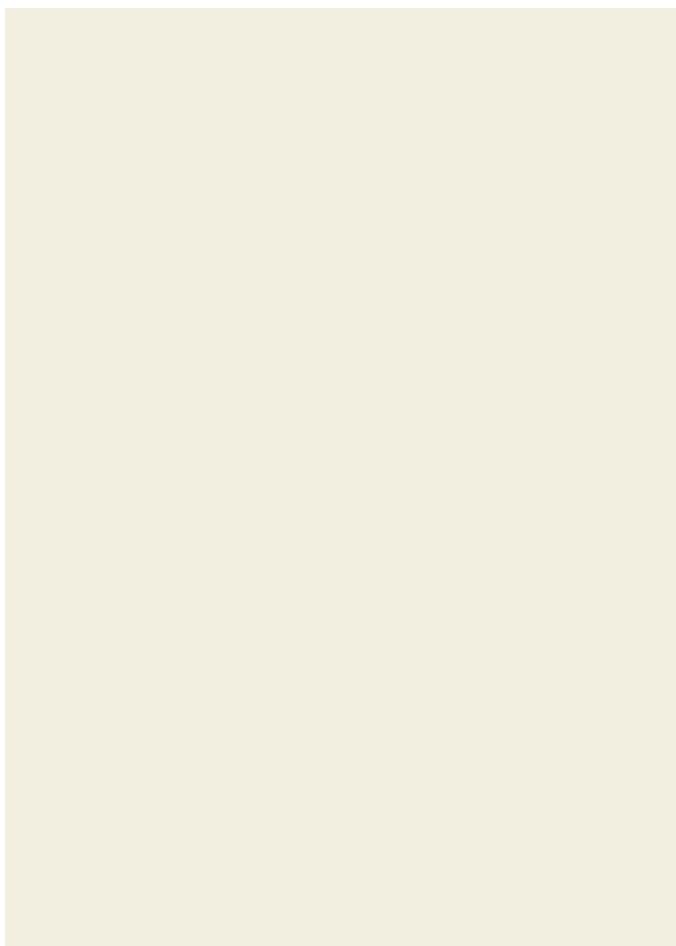
Available on a long term basis, this welcoming three bedroom semi detached home is ideal for families seeking space, comfort, and convenience. The property features a bright and sociable open-plan kitchen with a utility area, complete with a washing machine and additional storage. This flows into the living/dining area, complemented by a separate large living room, perfect for family time and everyday living.

Upstairs, the home offers two well proportioned double bedrooms and one single bedroom, along with a family bathroom and a separate WC, providing a practical and family-friendly layout.

Outside, the property benefits from both front and rear gardens, ideal for children and pets, as well as off-street parking. The home is offered unfurnished and is available on a long-term basis.

Situated on Coniston Crescent, the property is conveniently located close to local shops, schools, and transport links, with easy access to Derby City Centre and major road routes, making it an excellent choice for family life.







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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(A) plus	A		
(B) plus	B		
(C)	C	85	62
(D)	D		
(E)	E		
(F)	F		
(G)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	
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