



4 Bed House - Townhouse

45 Queen Mary Court
Off Duffield Road
Derby
DE22 1BB

£1,795 Per Month

Fle
& c

Fletcher
& Company

45 Queen Mary Court Derby DE22 1BB



- Stunning Four Bedroom Town House • Immaculately Presented Throughout • Private Cul-de-Sac Location • Groundfloor WC • Gas Central Heating & Double Glazing • Open Plan Lounge with Bi-Folding Doors • Kitchen/Dining with Excellent Appliances (Fridge Freezer, Dishwasher & Washing Machine) • Four Bedrooms, En Suite & Bathroom • Delightful Landscaped Garden • Two Car Parking Spaces - EV Fast Charger On Driveway

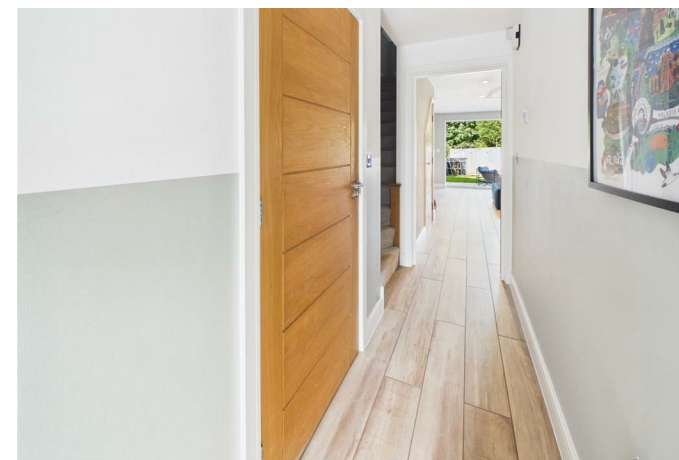
STYLISH HIGH SPECIFICATION HOME - An executive four bedroom townhouse with private garden located in a very sought after cul-de-sac location. Enjoys a private position within the development.

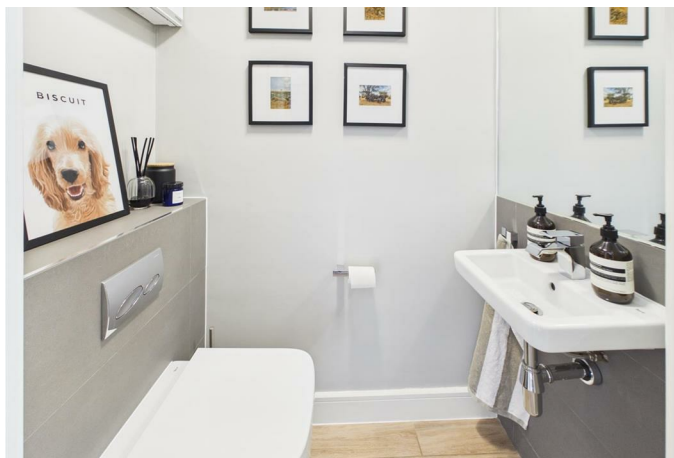
The modern day open plan light and spacious accommodation over three storeys benefits from ground floor underfloor gas central heating and the first and second floors with radiators with individual thermostats.

The accommodation consists of, ground floor, storm canopy glass porch, entrance hall with oak staircase, cloakroom and open plan lounge with bi-folding doors to garden and kitchen/dining with built in Neff appliances (fridge freezer, dishwasher and washing machine). The first floor landing leads to double bedroom two, double bedroom three, good size bedroom four/study and four piece contemporary bathroom. The second floor landing leads to the master double bedroom, walk in wardrobe and contemporary three piece en suite shower room.

Outside there is a private west facing landscaped enclosed garden laid to lawn with Indian sandstone patio area and beautiful Portuguese laurel trees and the rear garden offers a delightful leafy outlook towards a nature corridor with mature trees and shrubs.

Two car parking spaces.





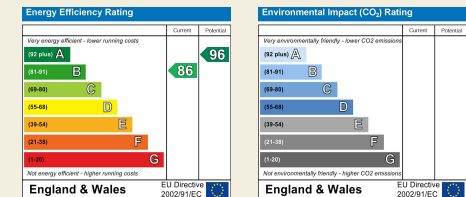
LOCATION

The property's position is within the conservation area and allows for easy access to Darley Park which is a short stroll away. It is also a short walk to the City Centre and noted Cathedral Quarter which boasts some fine period architecture, designer boutiques and shops. The Derbion shopping centre with a state of the art cinema and a large selection of retail outlets. Friargate also offers eateries and up market bars and restaurants. The property is well placed for easy access onto the A6, A38, A50, A52 & M1.

Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

T: 01332 843390

E: duffield@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk



Approximate total area^m
1123 ft²
104.3 m²
Reduced headroom
17 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom:
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Fletcher & Company nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Fletcher
& Company