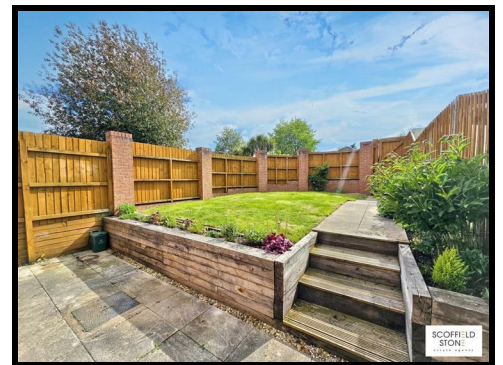




SCOFFIELD STONE  
estate agents

Let by



**The Firs, 1c Blenheim Drive, Allestree, Derby, DE22 2LD**

**£1,400 PCM**

A well presented three bedroom semi detached home to let in popular Allestree, offering a generous kitchen diner, lounge with bay window, en suite, fitted wardrobes, driveway parking, garage and landscaped rear garden, all within easy reach of local amenities, schools and commuter links.

EPC rating: (B) Council tax band: (C) Deposit: £1,615 and a holding deposit of £320 which will go towards the successful applicants first months rent.



Sales: 01283 777100  
Lettings: 01332 511000

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# The Firs, 1c Blenheim Drive, Allestree, Derby, DE22 2LD

## Summary Description

This well presented three bedroom semi detached home to let at 1c Blenheim Drive, Allestree, Derby offers practical, comfortable accommodation in one of Derby's most popular residential suburbs. With a total floor area of approximately 79 square metres, 848 square foot, the property is well suited to tenants seeking a modern home with driveway parking, garage storage and easy access to local amenities, schools and commuter routes.

The ground floor includes a welcoming entrance hall, comfortable lounge with front bay window and feature fireplace, a useful guest cloakroom WC and a generous kitchen diner to the rear. The kitchen diner provides a strong everyday living space, with white fitted units, stone worktops, integrated double oven, five plate induction hob, fridge freezer and dishwasher, along with French doors opening onto the rear garden. Upstairs, the main bedroom benefits from a bay window, over stairs storage and an en suite shower room, while bedrooms two and three both include fitted wardrobes. A smart family bathroom completes the first floor. Externally, the property offers an enclosed gravel frontage, landscaped rear garden with patio, lawn and planting, plus a single garage with electric roller shutter door, light and power. Driveway parking is available for two vehicles in tandem.

Allestree is a highly regarded Derby suburb with a strong choice of local shops, everyday amenities, green spaces and schooling options nearby. The location gives convenient access into Derby city centre, along with road links for the A38, A6, A52 and wider regional commuter network, making it a practical choice for professionals, couples and families.

## Entrance Hall

A welcoming entrance hall finished with wood effect Kardean flooring and neutral decor, creating a smart and practical first impression. The space includes inset ceiling lighting, a part obscure glazed composite entrance door, a side aspect UPVC double glazed window with fitted Venetian blind, carpet matwell and radiator.

## Lounge

10'7" x 16'1" (3.24 x 4.91)



A comfortable and well presented lounge with neutral decor, fitted carpet and a front aspect UPVC double glazed bay window with Venetian blinds, allowing good natural light. The room is centred around an Adam style fireplace with black stone effect hearth and inset electric fire, with TV and telephone points and a radiator completing the space.

## Kitchen / Diner

14'2" x 11'4" (4.33 x 3.46)



A bright and stylish kitchen diner, ideal for everyday family life and entertaining, with ceramic tile effect flooring, neutral decor and French doors opening directly onto the rear garden. The kitchen is fitted with a range of white wall and base units, complemented by stone worktops, an inset stainless steel sink with drainer and chrome monobloc tap. Integrated appliances include a double electric oven, five plate induction hob, fridge freezer and dishwasher, with under counter space and plumbing for a washing machine. Additional features include inset ceiling lighting, a rear aspect UPVC double glazed

## The Firs, 1c Blenheim Drive, Allestree, Derby, DE22 2LD

window with Venetian blind, TV and telephone points, radiator and useful under stairs storage cupboard.

### Guest Cloakroom WC

4'7" x 3'8" (1.41 x 1.14)

A useful ground floor cloakroom fitted with ceramic tile effect flooring and neutral decor. The room includes inset ceiling lighting, a wall mounted wash hand basin with chrome monobloc tap, low flush WC and radiator.

### Stairs and Landing

The stairs and landing are carpeted and neutrally decorated, with a side aspect obscure UPVC double glazed window and fitted Venetian blind. There is inset ceiling lighting and access to the roof space.

### Bedroom One

10'8" x 12'5" (3.26 x 3.79)



A well proportioned main bedroom with neutral decor, fitted carpet and a front aspect UPVC double glazed bay window with Venetian blinds. The room benefits from inset ceiling lighting, TV and telephone points, radiator and a useful over stairs storage cupboard.

### Ensuite shower room

5'2" x 5'9" (1.58 x 1.76)

A modern en suite shower room with ceramic tiled flooring, neutral decor and inset ceiling lighting. The suite comprises a wall mounted wash hand basin with chrome monobloc tap set into a vanity cupboard, low flush WC and corner quadrant shower enclosure with plumbed shower. Further features include tiled splashbacks, a front aspect obscure UPVC double glazed window and chrome heated towel rail.

### Bedroom Two

7'9" x 11'9" (2.37 x 3.60)



A neatly presented second bedroom with neutral decor, fitted carpet and a rear aspect UPVC double glazed window with Venetian blind. The room includes fitted wardrobes, TV point and radiator.

### Bedroom Three

5'10" x 12'3" (1.79 x 3.74)



A further well presented bedroom, also enjoying a rear aspect UPVC double glazed window with fitted Venetian blind. Finished with neutral decor and fitted carpet, the room includes fitted wardrobes, TV point and radiator.

### Bathroom

7'1" x 5'4" (2.16 x 1.64)



A smart family bathroom fitted with ceramic tiled flooring, neutral decor and inset ceiling lighting. The suite includes a low flush WC, wall mounted wash hand basin with chrome monobloc tap set into a vanity cupboard and a bathtub with chrome mixer tap and electric shower over. Further features include tiled splashbacks, chrome heated towel rail and shaving point.

### Frontage

The property is approached via an enclosed forecourt garden, laid mainly to decorative gravel and softened with herbaceous planting, creating a tidy and low maintenance frontage.

### Rear Garden



The rear garden is enclosed, private and attractively landscaped, arranged over terraces to provide a paved patio seating area, lawn and planted borders. A cold water tap and outdoor power socket add practical convenience.

### Garage & Driveway



To the rear of the property is a single garage, positioned to the left hand side of a block of four. The garage benefits from an electric roller shutter door, light and power.

There is also driveway parking for two vehicles, parked in tandem in front of the garage.

### Material Information

# Verified Material Information

#### ## Costs and tenure

Tenure: Freehold

Council tax band: C

EPC rating: B

Yearly rent: £16,800

Security deposit: £1,400

#### ## The building

Semi-detached house, standard construction

3 bedrooms, 2 bathrooms, 1 reception

Accessibility adaptations: None

#### ## Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 great, Vodafone great, Three good, EE good

Parking: Garage, Driveway, Off Street, and Rear

#### ## Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (DY513817):

- The property is subject to restrictive covenants (legal promises not to do certain things) contained in a 1926 document.

- There are further restrictive covenants in a 2017 document which limit how the land can be used.

## The Firs, 1c Blenheim Drive, Allestree, Derby, DE22 2LD

- The 2017 document also contains rules regarding boundary structures and rights to light or air (which prevent the owner from blocking a neighbour's light or changing boundaries without following specific rules).
  - There is a standard requirement that the current owner must get consent from their mortgage lender before selling the property. This is a routine part of the mortgage process and will be handled by the solicitors during the sale.
- No environmental risks recorded

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

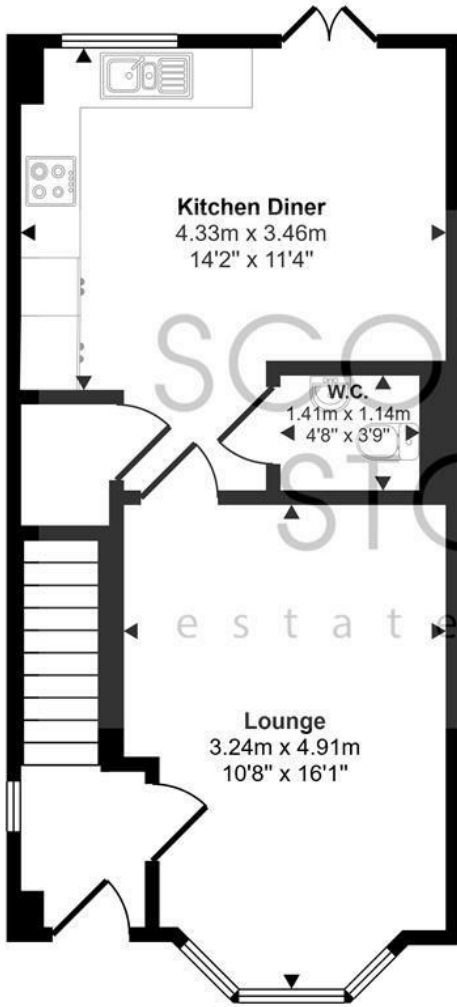
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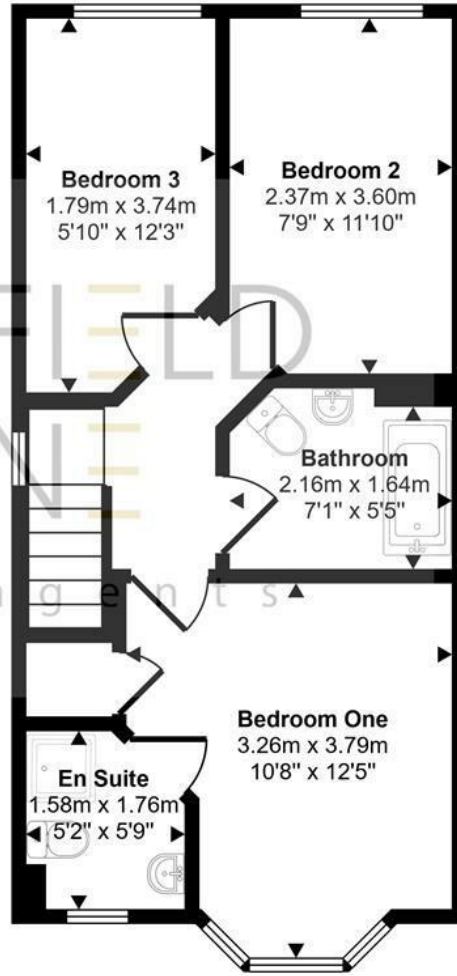


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Approx Gross Internal Area  
79 sq m / 848 sq ft

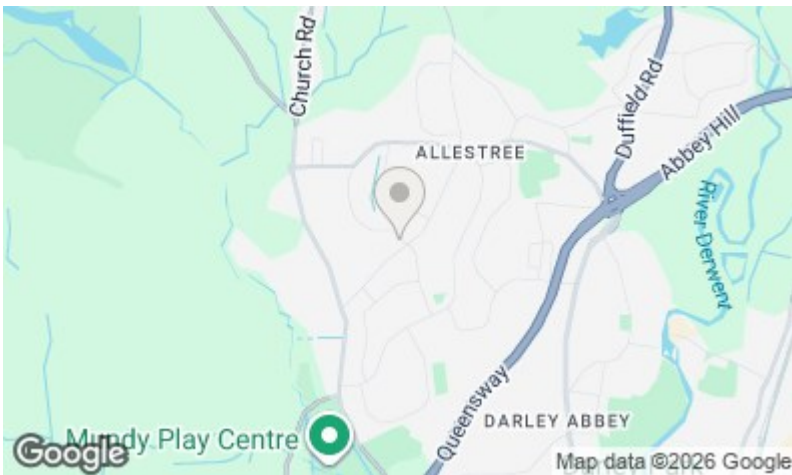


Ground Floor  
Approx 40 sq m / 425 sq ft



First Floor  
Approx 39 sq m / 423 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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