

SCARGILL  
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17 Crabtree Hill Drive

, Derby, DE22 2SR

**£1,475 Per Calendar Month**



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, Derby, DE22 2SR

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### GENERAL INFORMATION

Modern Three Bedroom Detached with garage, in the popular Kedleston Grange Development within easy reach of Derby City Centre.

The property in brief comprises; a Spacious lounge, Modern kitchen diner with ample wall and base units, built in electric oven and four ring gas hob with extractor over. Stainless steel sink with drainer and mixer tap, the kitchen comes complete with dishwasher, and fridge freezer. Double French doors leading to the rear garden.

To the first floor are three bedrooms. Family bathroom is complete with low level WC, pedestal wash basin, panelled bath and shower with mains fed shower unit. The master bedroom has an ensuite off. The en suite comprises of low level WC, Pedestal basin and shower enclosure.

To the rear of the property is a small patio and well maintained lawned garden. The driveway to the side has space for two cars leading to the garage.

### ACCOMMODATION

#### ON THE GROUND FLOOR

##### HALWAY

##### WC

Downstairs cloakroom fitted with Low level WC, Pedestal basin with mixer tap. Vinyl flooring.

##### LOUNGE

Spacious lounge with fitted carpet, UPVC Windows and double central heating radiator.

### KITCHEN DINER

Modern fitted kitchen comprising matt finish fronted wall and base units with work surfaces over, built-in stainless-steel sink with drainer. In built electric cooker with four ring gas hob with stainless steel extractor over. UPVC double glazed windows. Dishwasher and freestanding fridge freezer. There are patio doors which open onto the rear garden.

### UTILITY ROOM

Utility area with wall and base units, worktop space and washing machine.

### TO THE FIRST FLOOR

#### MASTER BEDROOM

Large double bedroom, fitted carpet, direct access to the en suite

#### EN-SUITE

Off the master bedroom with low level WC, Pedestal wash basin and fitted shower enclosure with mains fed shower unit.

#### BEDROOM TWO

Double bedroom with fitted carpet, UPVC windows to the front elevation.

#### BEDROOM THREE

Double bedroom with fitted carpet, UPVC windows to rear elevation.

#### FAMILY BATHROOM

Fitted with a three piece white suite comprising panelled bath, pedestal wash hand basin and low flush W/C.

## OUTSIDE & GARDENS

Spacious rear garden with Lawn and patio area. Parking to the side of the property with space for two cars. Large garage to the side of the property.

## SPECIFIC REQUIREMENTS

The property is let unfurnished. No Smokers. Available from 7th May 2026.

## PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

## DEPOSIT

5 Weeks Rent.

## ADDITIONAL INFORMATION

Property construction: Brick & Tile

Parking: Driveway

Electricity supply: MAINS –

Gas Supply: MAINS

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Gas Central

Broadband type: BT Openreach, please check Ofcom website.

## VIEWING

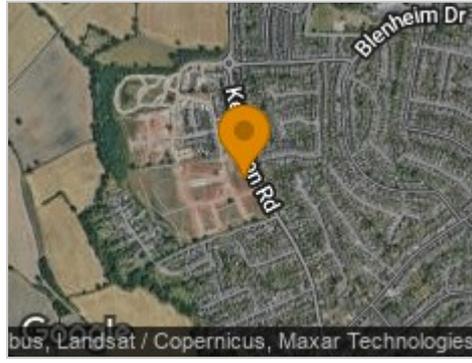
Strictly by appointment through Scargill Mann & Co., Derby office on 01332 206620.



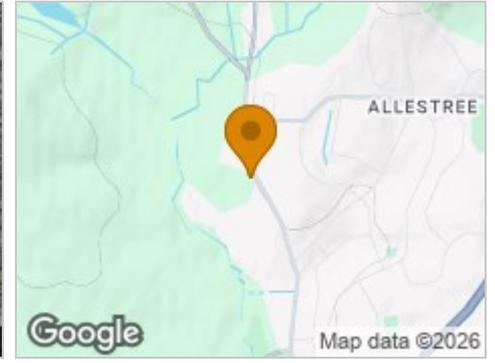
## Road Map



## Hybrid Map



## Terrain Map



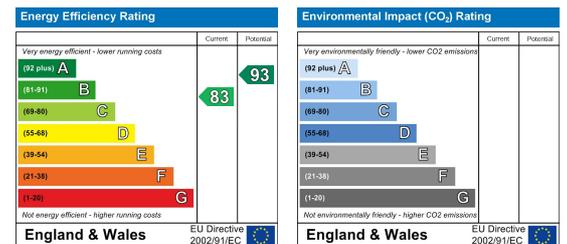
## Floor Plan



## Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. 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.