



---

1 Bed Flat/Apartment

Apartment 17 Cutler

Brook Drive

Kedleston Grange

Derby

DE22 2EE

£925 Per Calendar Month

---

**Fletcher**  
& Company

# Apartment 17 Cutler Brook Drive Derby DE22 2EE



- Spacious One Bedroom First Floor Apartment
- Superb Location
- Secure Accommodation
- Gas Central Heating & Double Glazing
- Entrance Hallway, Landing, Storage Cupboard
- Spacious Open Plan Living/Dining Kitchen
- Spacious Double Bedroom & Four Piece Bathroom Suite
- Allocated Parking Space
- Close to Open Countryside
- Available Early August 2026

SUPERB APARTMENT - A beautiful modern and spacious one bedroom first floor apartment, set within this sought after location on the new Kedleston Grange development on the outskirts of the popular residential suburb of Allestree.

The property has been presented to a tasteful neutral theme and offers spacious light accommodation with contemporary fixtures and fittings throughout and has the benefit of an allocated parking space.

The property has its own independent entrance with the entrance hallway with stairs leading to the first floor landing. The property offers a superb open plan living dining kitchen, inner hallway, spacious double bedroom and contemporary bathroom.

Outside, the property has communal maintained garden areas and has the benefit of an allocated parking space.

\* AVAILABLE EARLY AUGUST 2026 \* EPC Rating B \* Council Tax Band A \*





### THE LOCATION

The property is located on the edge of Allestree, which provides an excellent range of local amenities including the noted Park Farm Shopping Centre and regular bus services.

Local recreational facilities include Woodland's Tennis Club, Allestree Park, with golf course and fishing lake, Markeaton Park with boating and fishing lake and Kedleston Golf course all a short distance away.

The property is also on the doorstep of the Kedleston Estate, offering many pleasant countryside walks.

The property is situated close to the very sought after village of Quarndon, some three miles north of Derby City centre

The popular village of Duffield lies approximately 2 miles north and has a wider range of amenities including a selection of shops and train service.

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Hallway

Entrance through ground floor composite double glazed entrance door into the entrance hallway with light woodgrain effect laminate flooring, central heating radiator, uPVC double glazed window to the front elevation and staircase leading to the first floor landing.

#### FIRST FLOOR

##### Inner Hallway

With central heating radiator, loft access and panelled doors giving access to a useful storage cupboard, superb open plan living/dining kitchen and bedroom.

##### Spacious Storage Cupboard

3' x 2'9" (0.91m x 0.84m" )

Housing a wall mounted electric fuse box and BT Openreach connection.

##### Superb Open Plan Living/Dining Kitchen

18'10" x 13'2" max reducing to 9'11" (5.74m" x 4.01m" max reducing to 3.02m" )

##### Living Area

With light woodgrain effect laminate flooring, central heating radiator, tv and telephone points and uPVC double glazed window to the rear elevation.

##### Kitchen Area

Fitted with a range of white fronted wall, base and drawer units with brushed stainless steel handles, stainless steel one and a half bowl sink drainer unit with chrome mixer tap, integrated Zanussi stainless steel electric oven with gas four ring hob and stainless steel extractor canopy over, glazed splash-back, integrated Zanussi dishwasher, low level appliance space with plumbing for automatic washing machine, wall mounted cupboard housing a Baxi combination boiler and uPVC double glazed window to the rear elevation.

##### Spacious Bedroom

14'9" x 12'4" reducing to 9'3" (4.50m" x 3.76m" reducing to 2.82m" )

With central heating radiator, two uPVC double glazed windows to the front elevation and further uPVC double glazed window to the side elevation.

##### Four-Piece Contemporary Bathroom

9'8" x 6'8" (2.95m" x 2.03m" )

Fitted with a white contemporary four-piece suite comprising low level WC with chrome push button flush, wall mounted ceramic wash handbasin with chrome monobloc mixer tap, panelled bath with tiled splash-backs, single width shower with wall mounted chrome mains-fed shower unit over, folding glazed door and tiled splash-backs, attractive patterned tile effect flooring, central heating radiator, extractor fan and uPVC obscure double glazed window to the side elevation.

##### One Allocated Parking Space

##### Communal Bin Storage Area

##### Council Tax Band A

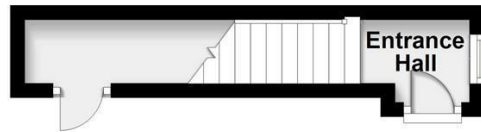
Duffield House  
 Town Street  
 Duffield  
 Derbyshire  
 DE56 4GD

T: 01332 843390

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

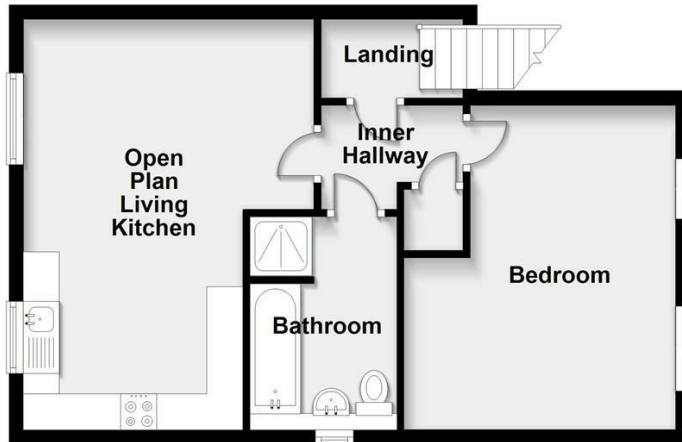
**Ground Floor**

Approx. 5.7 sq. metres (61.9 sq. feet)



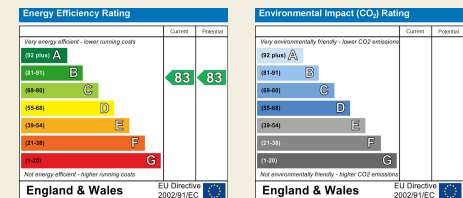
**First Floor**

Approx. 48.0 sq. metres (516.6 sq. feet)



Total area: approx. 53.7 sq. metres (578.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan. The measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used by any prospective purchaser as a guide to the layout.  
 Plan produced using PlanUp.



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**