



GRANT'S
OF DERBYSHIRE

43 Derwent Avenue, Allestree, Derby DE22 2DP
£1,375 Per Calendar Month

We are delighted to offer this Four Bedroom Detached house in this sought after location of Allestree and falling within the school catchments for Ecclesbourne & Woodlands School. The property benefits from sealed unit double glazing, gas central heating, solar panels and briefly comprises; entrance hall, open lounge/ dining room, fitted breakfast kitchen with integrated appliances, utility and downstairs WC. To the first floor there are four bedrooms, modern family bathroom and ensuite shower room. To the rear of the property there is a fully enclosed garden, laid mainly to lawn with patio area. Available Early July. Non Smokers. No Pets



Ground Floor

Lounge / Diner 22'8" x 11'2" (6.91 x 3.40)

LOUNGE AREA, with a feature fireplace and coal effect gas fire, radiator. There is coving to the ceilings and a double glazed bay window to the front elevation. DINING AREA, with a radiator, coving to the ceiling and double glazed French doors with side panels, opening onto the rear patio.

Breakfast Kitchen 13'1" x 11'2" (3.99 x 3.40)

Fitted with a range of base and wall units with wooden work surfaces. One and half bowl sink and drainer unit with mixer tap and tiled splashbacks. Built in Range Master oven with a five ring gas hob and cooker hood. Integral fridge and dishwasher. There is display shelving, tiled flooring, radiator and spot lights to the ceiling. There are double glazed windows to the side and rear elevations. A door leads to:

Utility Room 6'5" x 5'11" (1.96 x 1.80)

Fitted with a wood work surface. Wall mounted storage cupboard. Space and plumbing for a washing machine. Space for a tall fridge/freezer. Extractor vent, tiled flooring and radiator. There is a double glazed leaded light door to the side elevation and door to:

Guest's Cloakroom

Low level WC. Pedestal wash hand basin, radiator. Tiled floor and double glazed window to the rear elevation.

First Floor

Master Bedroom 19'8" x 7'11" (5.99 x 2.41)

With a part sloping ceiling and double glazed dormer window to the front elevation. Two radiators, ceiling spot lights, double glazed window to the side elevation. Access to eaves storage and door to:

Ensuite Shower Room 7'10" x 4'5" (2.39 x 1.35)

Fitted with a shower cubicle, pedestal wash hand basin and WC. Ceiling spot lights and extractor vent, radiator and double glazed window to the rear elevation.

Bedroom Two 11'2" x 10'3" (3.40 x 3.12)

Radiator, double glazed front window.

Bedroom Three 11'9" x 9'4" (3.58 x 2.84)

With radiator, double glazed rear window and access to loft space.

Bedroom Four 6'10" x 5'11" (2.08 x 1.80)

Radiator, double glazed window to the front elevation.

Family Bathroom 7'11" x 5'10" (2.41 x 1.78)

Fitted with a white three piece suite comprising; P-shaped bath with shower attachment; pedestal wash hand basin and WC. Tiled splashbacks, radiator, double glazed window to the rear elevation. Ceiling spot lights and extractor vent. Built in airing cupboard with hot water cylinder.

Outside

To the front of the property is a block paved driveway providing off road parking for two cars with access to the single garage with an up and over door. To the rear is a paved patio seating area with steps that lead up to the lawn with shrub borders and path to a further paved patio seating area and garden shed.

Council Tax Information

We are informed by Derby City Council that this home falls within Council Tax Band C which is currently £1660 per annum.





Disclaimer: All measurements in these details are approximate. None of the fixed appliances or services have been tested and no warranty can be given to their condition. The deeds have not been inspected by the writers of these details. These particulars are produced in good faith with the approval of the vendor but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract.

