



2 Bed House

8 Orangery Drive
Allestree
Derby
DE22 2JU

£1,150 Per Month

Fletcher
& Company

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Derby
DE22 2JU



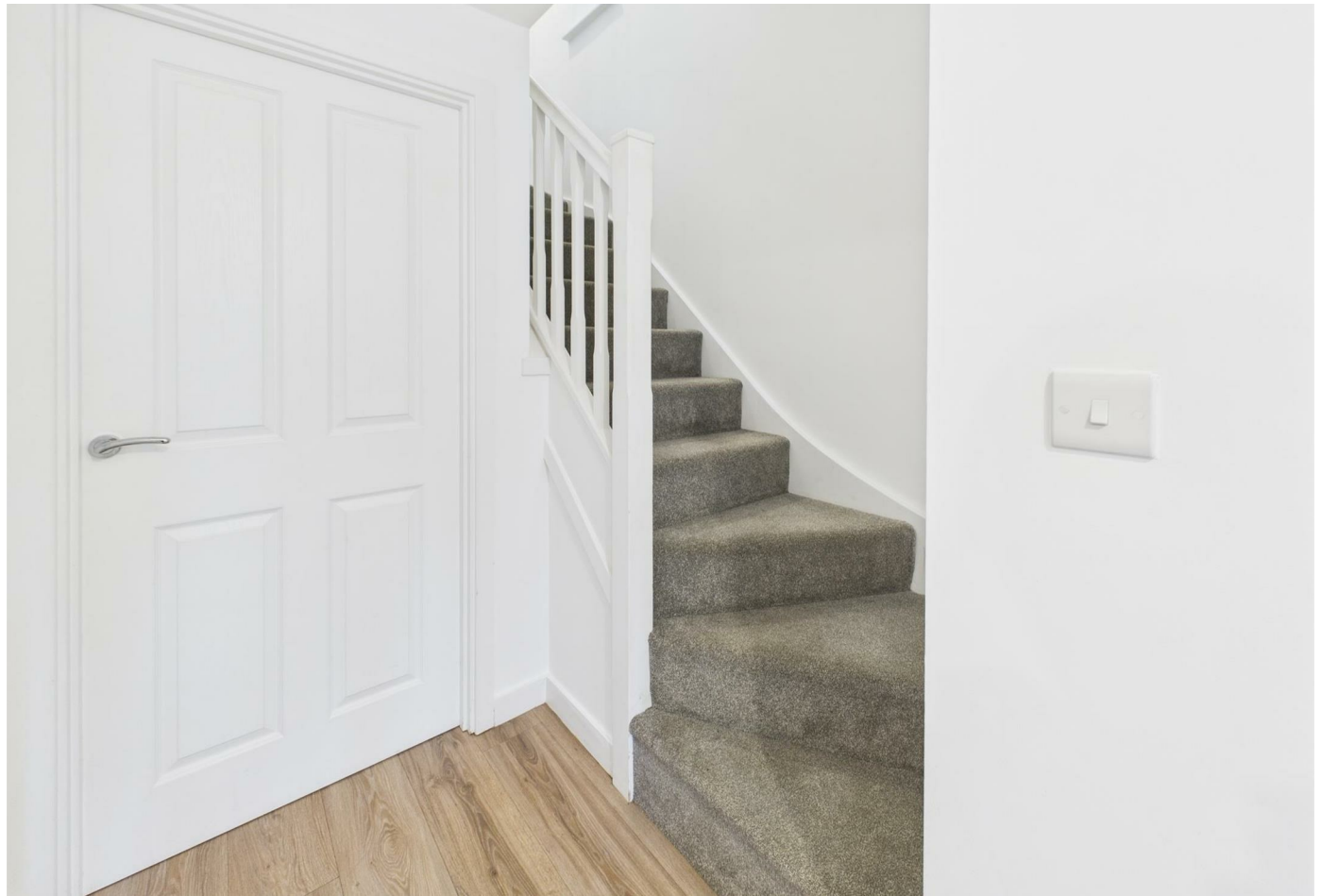
- AVAILABLE EARLY AUGUST • TWO BEDROOM PROPERTY • IMMACULATELY PRESENTED • ECCLESBOURNE SCHOOL CATCHMENT AREA • OFF ROAD PARKING FOR TWO VEHICLES • GROUND FLOOR W/C • SUPERB LOCATION • NEUTRALLY DECORATED THROUGHOUT • QUICK ROAD ACCESS TO MAJOR ROAD NETWORKS • A LOVELY PLACE TO LIVE

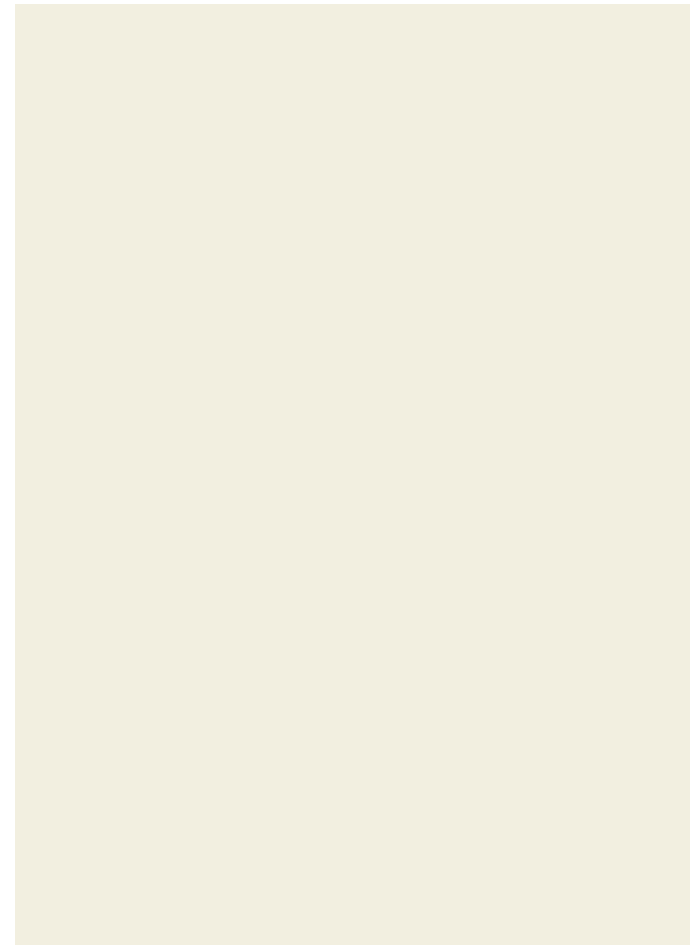
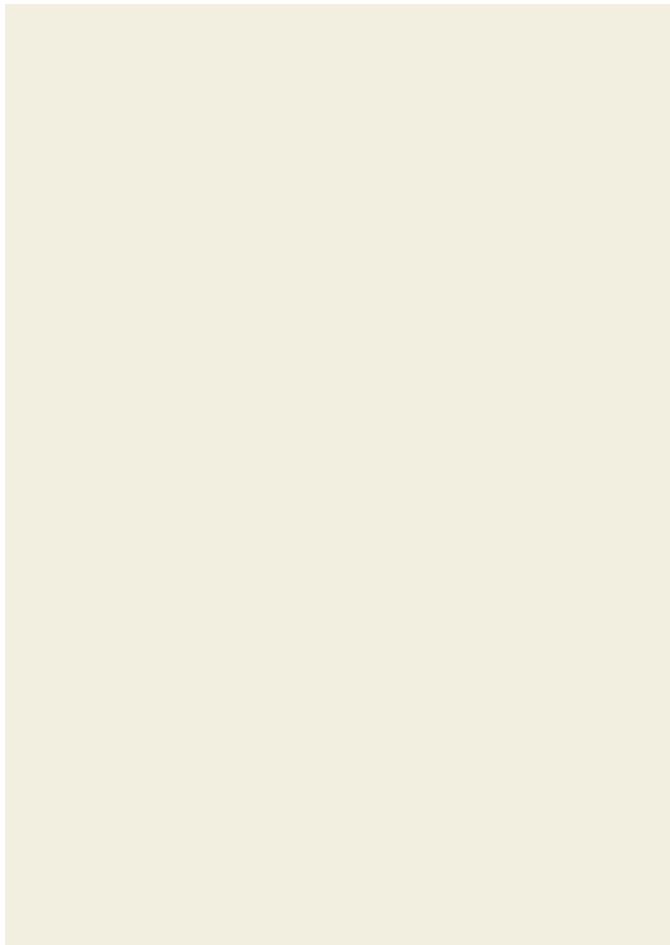
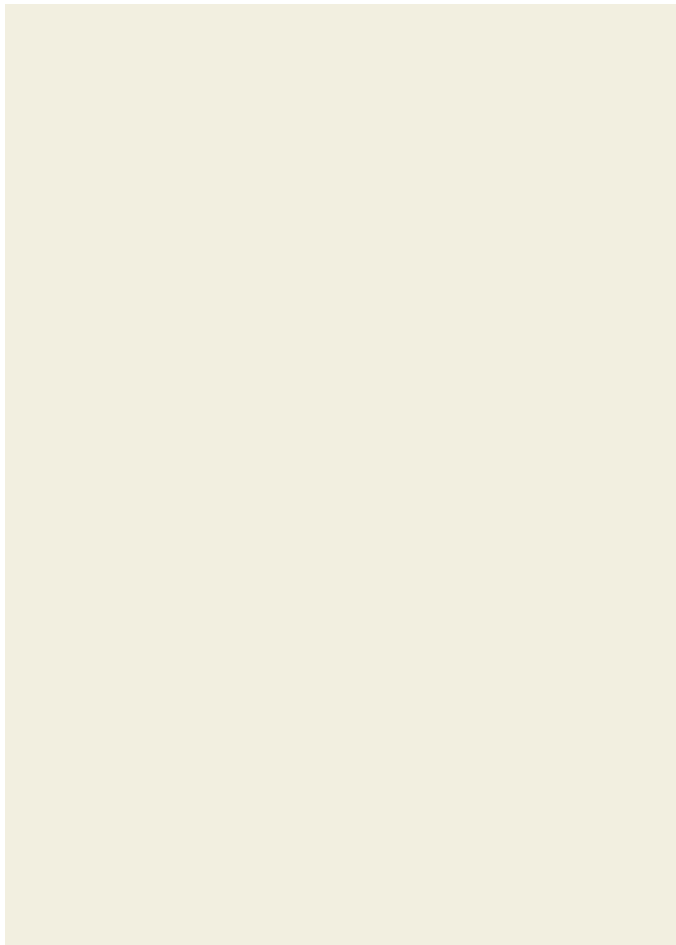
AVAILABLE ON A LONG TERM BASIS - Located in the sought-after area of Allestree within a modern new development in the Ecclesbourne School Catchment, this spacious two double-bedroom home features a generous lounge diner, cloakroom, modern fitted kitchen, refitted bathroom and an enclosed rear garden.

Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; cloakroom with W.C; spacious lounge diner with built in store cupboard and French doors opening to the rear garden; well-appointed fitted kitchen; first floor landing; two well-proportioned first floor bedrooms and a modern fitted bathroom.

To the front of the property is a driveway providing off-road parking for two vehicles, whilst to the rear is an enclosed garden with patio seating area and lawn.

Orangery Drive is located on the outskirts of Allestree on the Kedleston Grange estate, a sought-after residential area to the north of Derby. Residents enjoy easy access to local shops, parks, and amenities, with excellent transport links into the City Centre and the nearby Peak District. The combination of modern living and a semi-rural setting makes this location especially popular with those seeking convenience without compromising on tranquility.

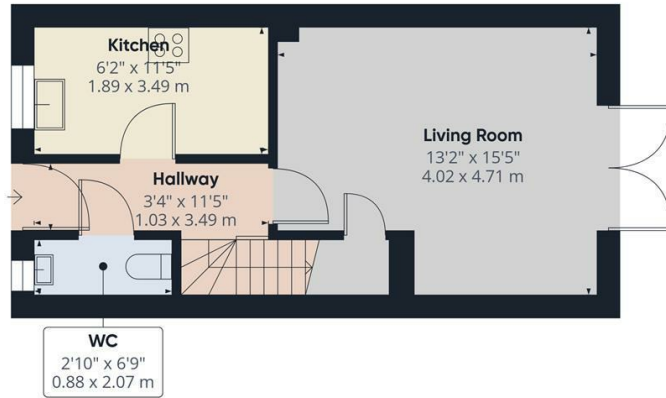




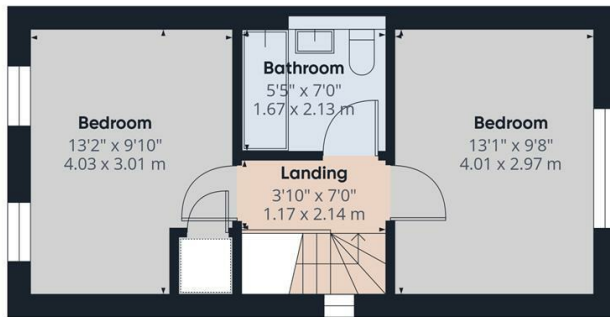
Duffield House
 Town Street
 Duffield
 Derbyshire
 DE56 4GD

T: 01332 843390

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



Floor 0



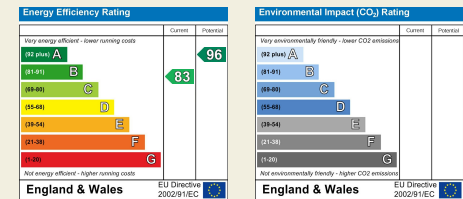
Floor 1

Approximate total area[®]
 664 ft²
 61.7 m²

(1) Excluding balconies and terraces

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

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