



3 Bed House

10 Friday Lane
Breadsall
Derby
DE21 4UE

£1,350 Per Month

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Fletcher
& Company

10 Friday Lane
Derby
DE21 4UE



- Available Immediately - Three Bedroom Semi Detached
- Sought After Breadsall Location
- Master Bedroom With En-Suite
- Kitchen Diner
- Utility With Space For Washing Machine & Dryer
- Integrated Fridge/ Freezer
- New Flooring Being Laid In The Living Room
- Large South Facing Rear Garden With Raised Decking Area
- Driveway Parking For Numerous Vehicles
- EPC B

Available Immediately - A beautifully presented three bedroom semi-detached home, ideally positioned within this desirable modern development. Offering an excellent combination of contemporary style, comfortable living space and practicality, the property is perfectly suited to families, couples and professionals looking for a well appointed home in a peaceful yet convenient location.

The property benefits from uPVC double glazing and gas central heating throughout. The ground floor accommodation comprises a welcoming entrance hallway, convenient cloakroom/WC, spacious living room and an impressive modern dining kitchen fitted with a range of stylish wall, base and drawer units which include a fridge/ freezer. French doors lead directly from the dining area onto the rear garden, creating a bright and sociable living space.

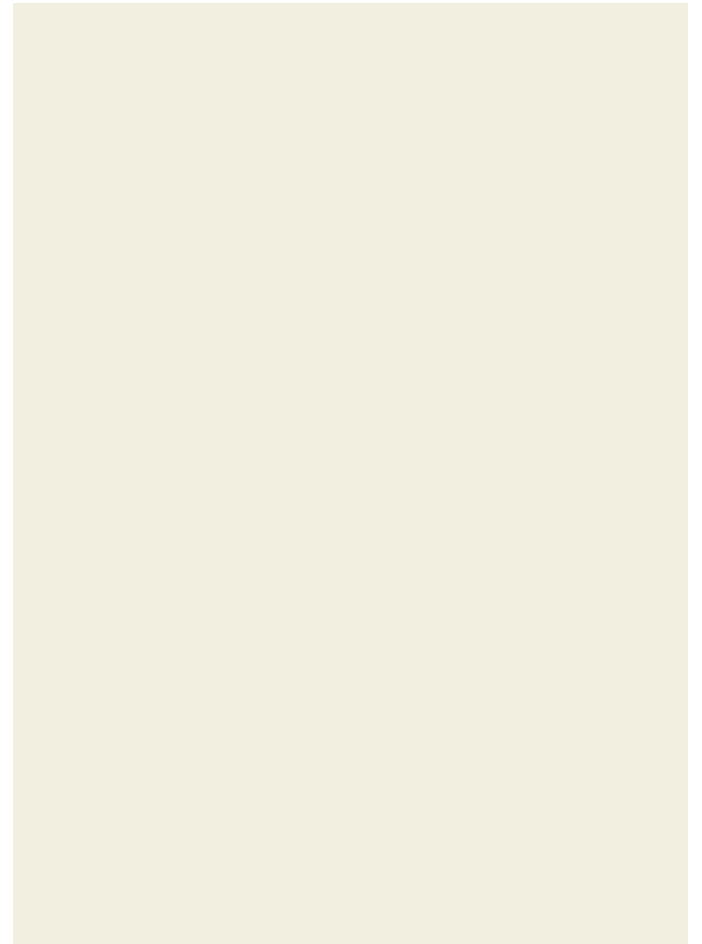
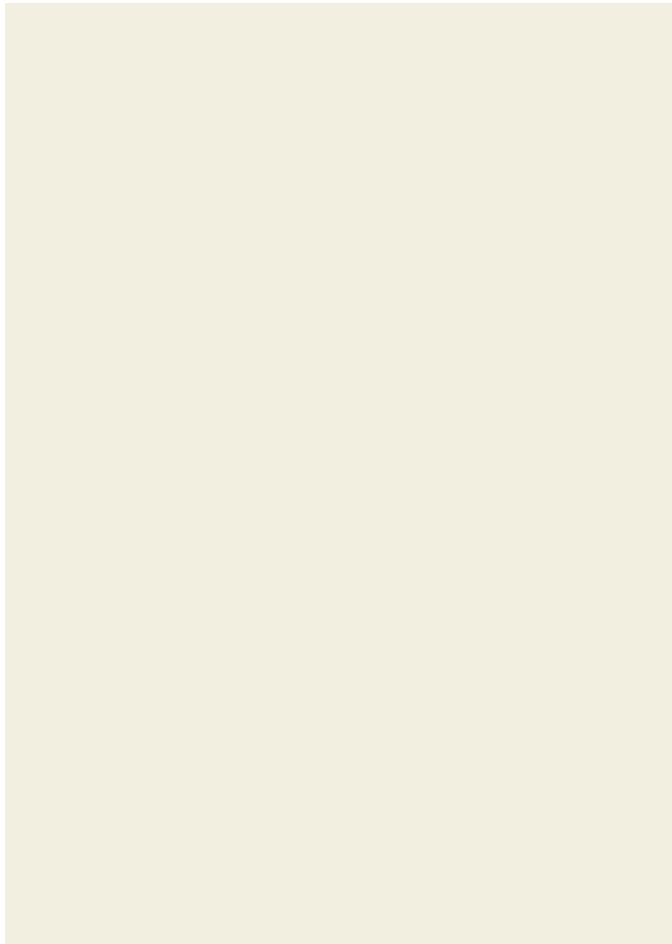
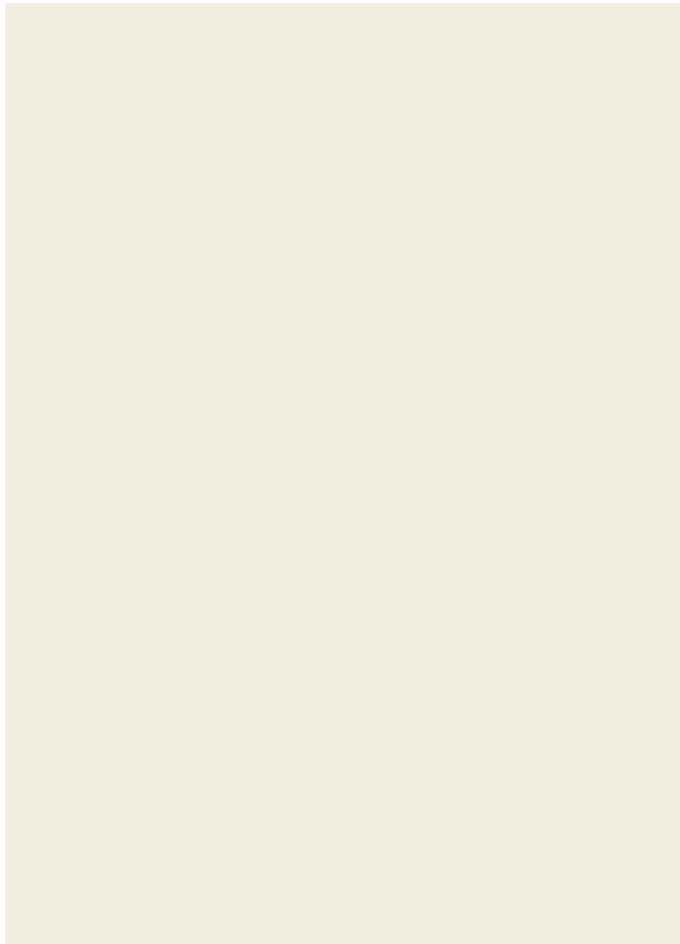
To the first floor, the landing provides access to three well proportioned bedrooms. The master bedroom benefits from its own modern en-suite shower room, while the two further bedrooms are served by a well appointed family bathroom.

Externally, the property enjoys a lawned front garden alongside a driveway providing off road parking. To the rear is a good sized enclosed garden featuring a generous decked seating area and lawn, providing an excellent outdoor space for entertaining, relaxing and enjoying the warmer months.

Friday Lane is conveniently positioned for a range of local amenities and offers excellent access into Derby City Centre. The property is also well placed for major road links and the wider motorway network, making it an excellent choice for those commuting throughout Derby and the surrounding areas.

Early viewing is highly recommended to fully appreciate the accommodation, location and overall standard of this impressive home.

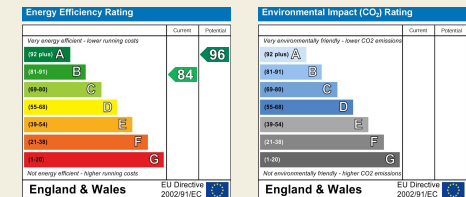




Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

T: 01332 843390

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



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& Company



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