



3 Bed House

9 Woodroffe Walk
Derby
DE23 1RL

£1,100 Per Month

Fletcher
& Company

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Derby
DE23 1RL



- Available Early October 2026 • Council Tax A Band • The Property Has Been Redecorated & Has Freshly Fitted New Carpets • Brand New Boiler Fitted • A Decievingly Large Property (See Floorplan) • Parking • Large Open Plan Living • Ground Floor WC • Lots Of Storage • Front & Rear Gardens

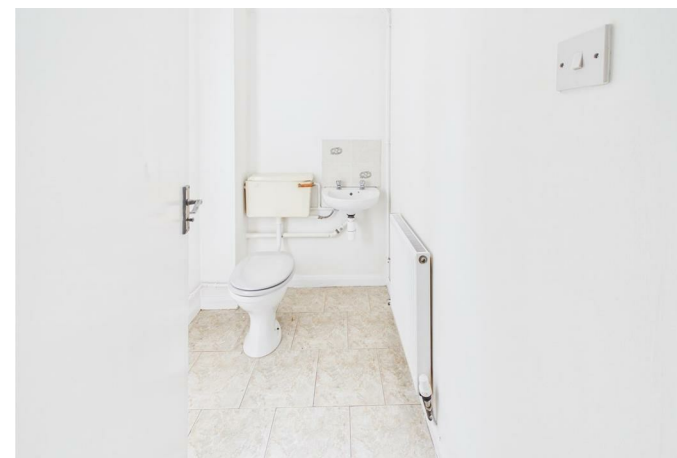
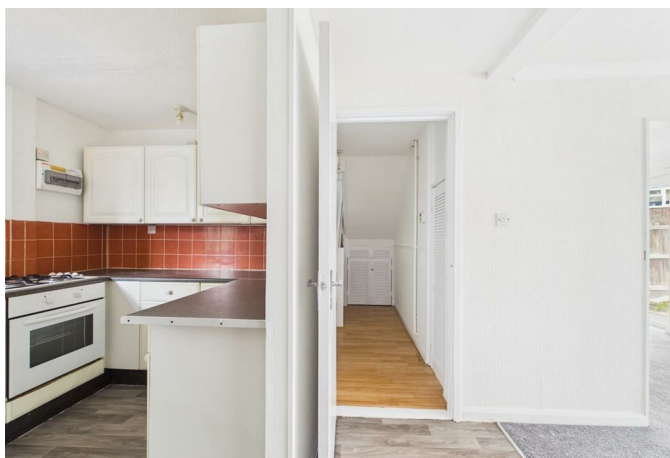
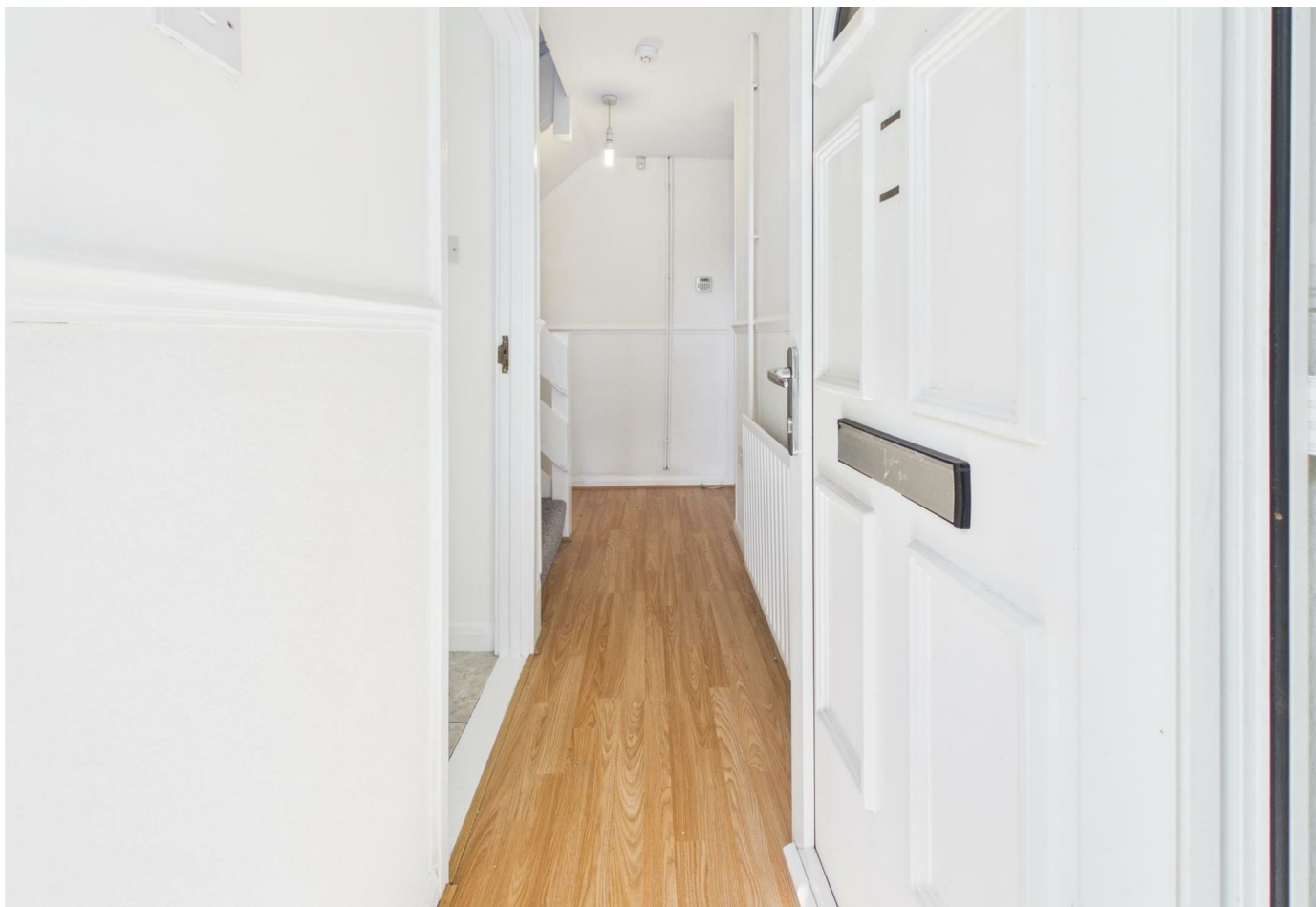
Redecorated With Newly Fitted Carpets & A New Boiler.

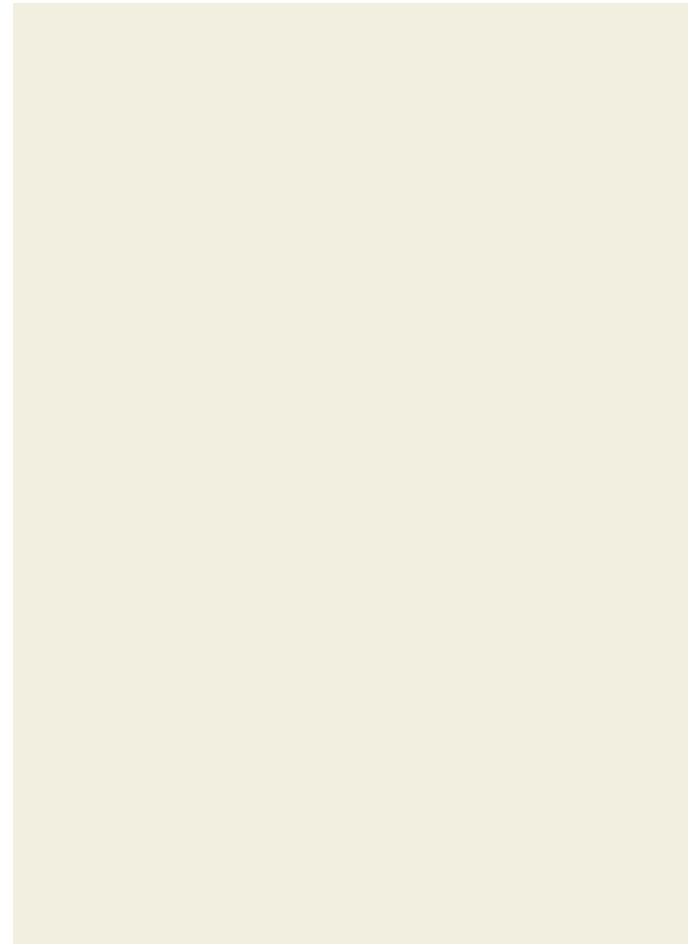
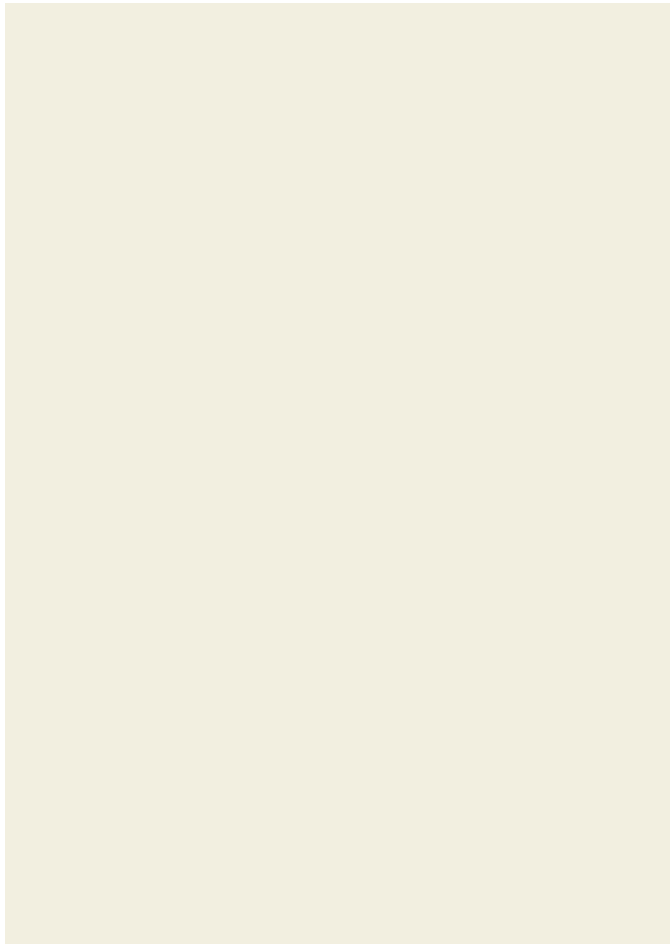
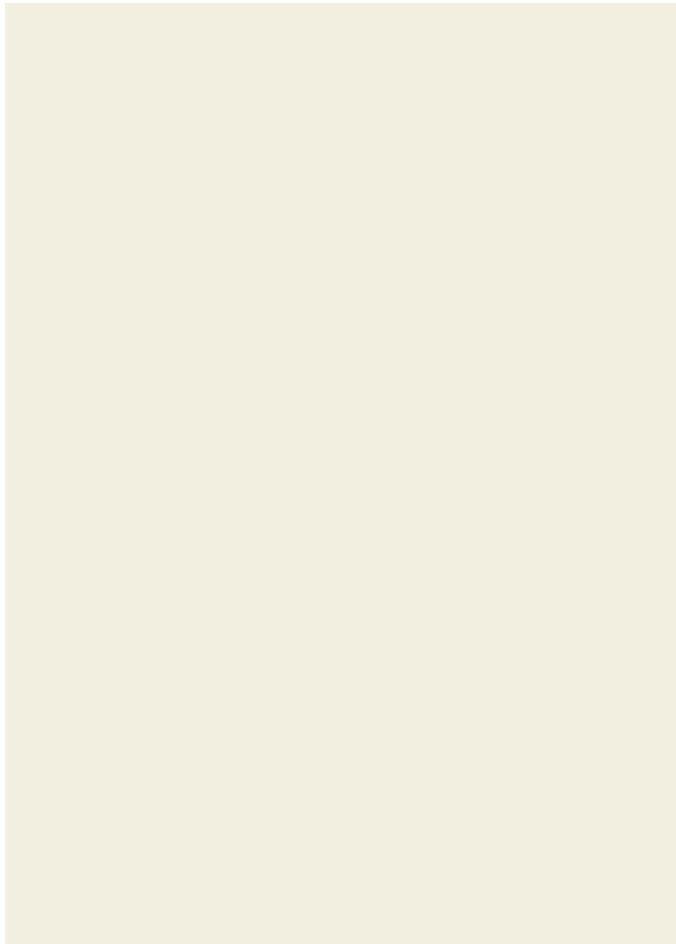
Available Early October 2026 – A well presented and recently decorated three bedroom home, positioned within the popular Woodroffe Walk area and offering spacious accommodation throughout.

The ground floor offers excellent living accommodation comprising an entrance hallway, generous lounge, separate dining area, fitted kitchen and a useful downstairs WC. To the first floor are three well proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes, together with a family bathroom.

Externally, the property enjoys front and rear gardens, providing outdoor space for relaxing and entertaining. Both gardens will be tidied up ahead of any tenancy beginning.

Ideally situated close to local shops, schools and everyday amenities, the property also benefits from excellent transport links into Derby City Centre and convenient access to the A38, A52 and wider road network, making it ideal for commuters.

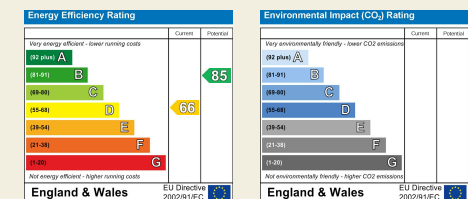




Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

T: 01332 843390

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



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& Company



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