



4 Bed House

5 Etteridge Drive
Derby
DE22 3XY

£1,795 Per Month

Fletcher
& Company

5 Etteridge Drive Derby DE22 3XY



- Efficient Four Bedroom Property • Master Bedroom With En-suite Shower Room & Dressing Room • Large 'L' Shape Living Room • An Extremely Versatile Property To Suit A Variety Of Uses • Driveway Parking For Two Vehicles + Single Garage With Power • Open Plan Kitchen Diner With Lots Of Storage • Spacious Family Bathroom • Landscaped Rear Garden With Artificial Grass • Amazing Location • Viewing Firmly Advised

A spacious and superbly upgraded four bedroom detached family home, arranged over three impressive floors and positioned within a highly desirable modern development, ideally located for easy access to the Royal Derby Hospital together with excellent transport links into Derby City Centre and beyond.

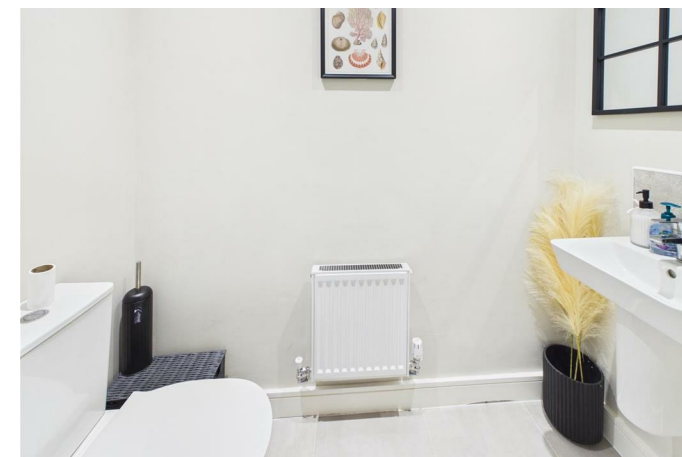
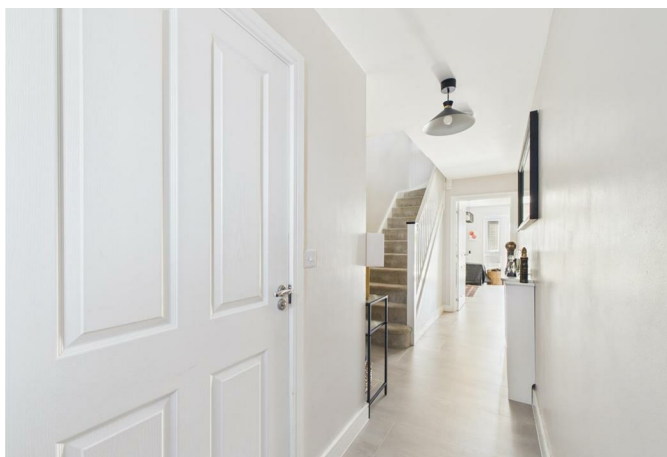
This beautifully presented property offers stylish and versatile living accommodation throughout, perfectly suited to modern family living. Benefitting from an excellent Energy Performance Rating of Grade B, the home combines contemporary design with impressive energy efficiency.

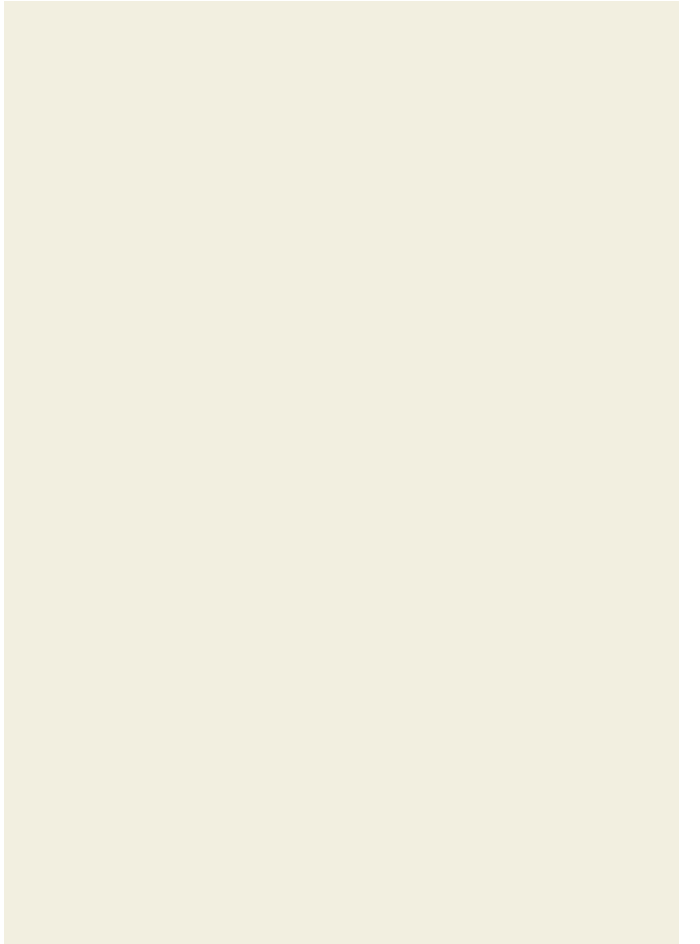
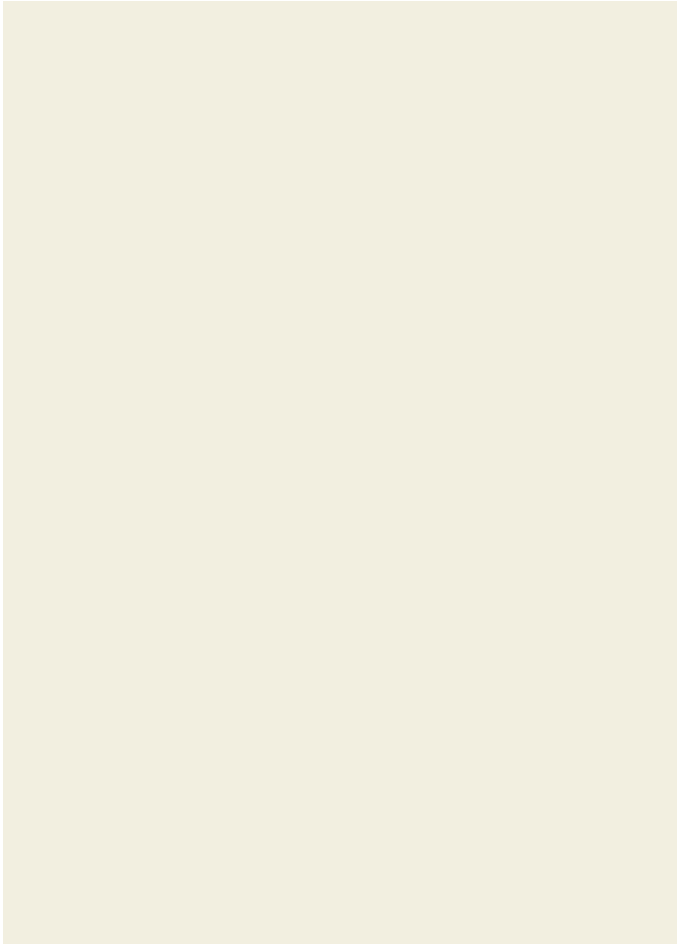
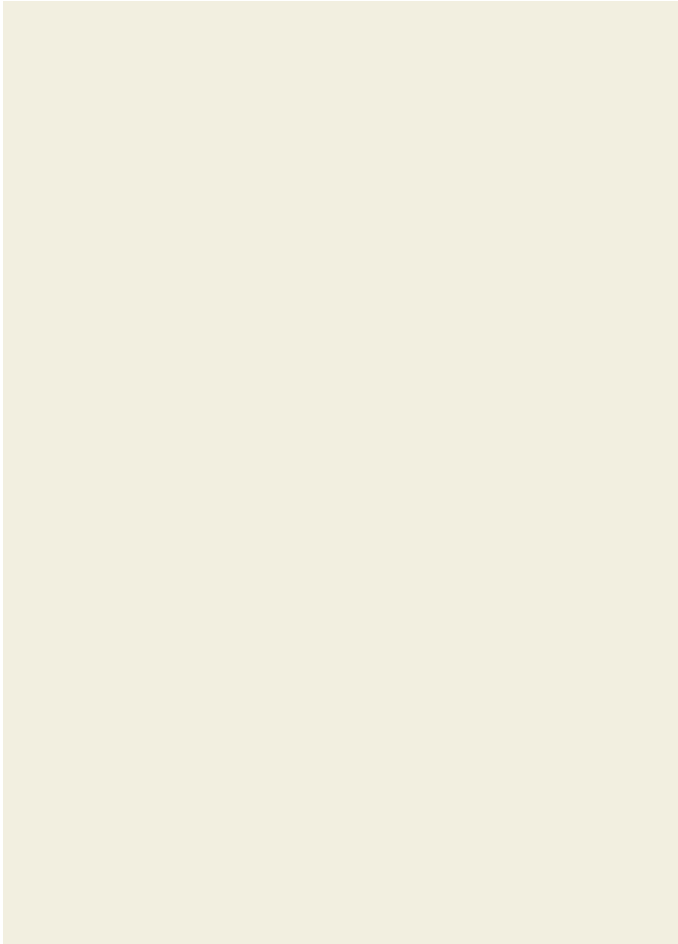
Internally, the accommodation begins with a welcoming entrance hallway with quality flooring flowing throughout the ground floor. To the rear of the property is a spacious lounge with French doors opening directly onto the enclosed rear garden, creating an excellent space for both relaxing and entertaining. The modern fitted kitchen diner enjoys a range of integrated appliances together with ample preparation and dining space, whilst a well placed downstairs cloakroom/WC completes the ground floor accommodation.

The first floor offers two well proportioned bedrooms together with a stylish and contemporary family bathroom suite and the 'L' shaped living room.

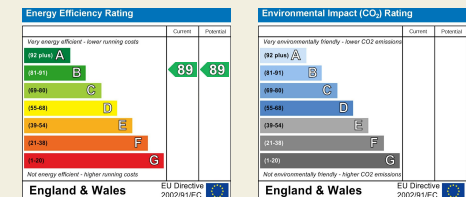
The second floor boast a huge master bedroom with en-suite and a spacious dressing room with vast in-built storage. There is also a further sizeable bedroom.

Outside, the property enjoys a low maintenance frontage with block paved driveway providing off road parking for two vehicles and access to the single garage with power. To the rear is a private fence enclosed garden (artificial grass) area and patio seating space, ideal for outdoor dining and family use,





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



Fletcher
& Company

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.