3 Bed House

17 Foxes Walk
Allestree
Derby
DE22 2FG

£1,200 Per Month

Fletcher
& Company

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Derby
DE22 2FG

3 1 2 C

• Available Immediately - Three Bedroom Property In Allestree, Derby • Courtyard Location • Principle Bedroom With En-Suite • Newly Fitted Carpets Throughout The Groundfloor • Large Living Area • Kitchen With Appliances (Washing Machine, Dishwasher, Fridge/ Freezer, Oven & Hob) • Three Bedrooms With In-Built Storage • Easily Accesible Storage Areas • Driveway Parking For Two Vehicles Infront Of The Property • Quiet Location Close To Local Amenities

Available Immediately – A well presented three bedroom home forming part of an attractive and established courtyard development, offering generous and versatile accommodation with plenty of character throughout.

The property has a particularly appealing layout, with a spacious living room incorporating a raised dining area and direct access onto the private courtyard garden, creating an ideal space for relaxing, entertaining or enjoying outdoor dining during the warmer months.

The kitchen is well appointed with a practical range of fitted units and work surfaces, while the ground floor also provides a generous principal bedroom complete with built-in storage and its own en-suite shower room. A separate bathroom further adds to the flexibility of the accommodation.

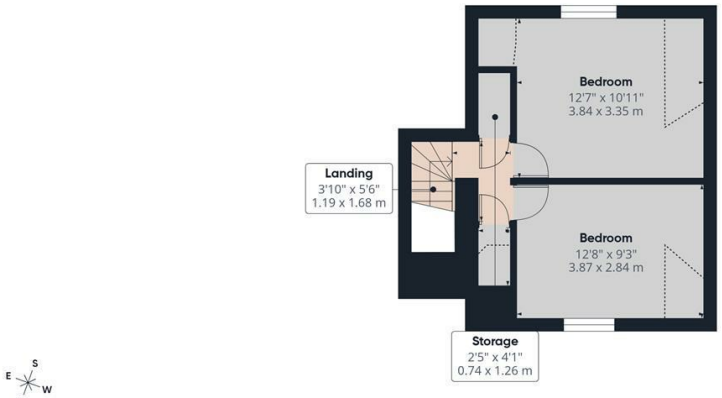
To the first floor are two further well proportioned bedrooms, both benefitting from built-in storage and offering excellent versatility for family members, guests or those requiring a dedicated home office.

The interior is bright and welcoming, combining the character of the development with modern day comfort. Newly fitted carpets to the ground floor provide a fresh finish, while double glazing and central heating are fitted throughout.

Externally, the property benefits from a private courtyard garden together with driveway parking for one vehicle.

The property enjoys a convenient position within easy reach of Derby and a wide range of everyday amenities, including shops, supermarkets, cafés, leisure facilities and schools. The surrounding area also offers access to attractive open spaces

Floor 0



Floor 1

Approximate total area(1)

931 ft²

86.7 m²

Reduced headroom

42 ft²

3.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360

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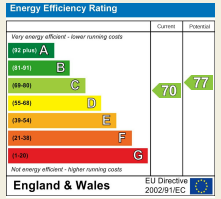

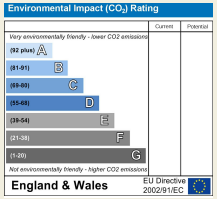

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