


2 Bed House - Semi-Detached

2 Florence Mews Quarn
Street
Derby
DE22 1FN

£1,095 Per Month

Fletcher
& Company

# 2 Florence Mews Quarn Street
# Derby
# DE22 1FN

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• Available Mid January 2027 - Fabulous Mews Style Dwelling • Highly Sought After Location • Spacious Lounge & Dining Kitchen • Principal Bedroom with En-Suite Shower Room • Kitchen With Integrated Fridge/ Freezer, Washing Machine & Dryer • Family Bathroom • Courtyard to Front • Driveway & Parking Space • Close to an Excellent Range of Amentities • Council Tax A Band

Available Mid January 2027 - This is a delightful, two storey, two bedroom mews style home located in the highly sought after location just off Kedleston Road, close to Derby City Centre. This low maintenance dwelling benefits from courtyard to front and parking space. Internally, it is double glazed and gas central heated with spacious entrance hall, lounge, fitted dining kitchen with integrate fridge/ freezer and washing machine as well as a dryer, first floor landing leading to principal bedroom with en-suite shower room, further bedroom and well-appointed bathroom.













## The Location

The property's location is one of the best aspects of this property, it is within easy reach of a full range of amenities in Derby City Centre and more locally on Kedleston Road including café, shop, post office, barbers, pubs, primary school, easy access to both Markeaton and Darley Park as well as excellent transport links.

## Accommodation

### Entrance Hall

7'3" x 5'11" (2.23 x 1.81)

With composite front entrance door with inset glass, inset doormat, central heating radiator and staircase leading to the first floor with understairs storage cupboard and oak veneer door.

### Lounge

12'10" x 10'11" (3.93 x 3.34)

With central heating radiator, inset spotlights to ceiling, two UPVC double glazed windows to the front elevation and internal oak veneer door.

### Kitchen/Dining Room

13'0" x 9'7" (3.97 x 2.94)

A modern fitted kitchen with a good range of wall, base and drawer units with worksurface over, stainless steel sink drainer unit with mixer tap, built-in electric oven and hob with extractor unit over, splash-back, integrated fridge/freezer, integrated dishwasher, integrated automatic washing machine, central heating radiator, wood effect flooring and UPVC double glazed window to the front elevation.

## First Floor

### Landing

7'11" x 7'3" (2.42 x 2.23)

With feature period beam, central heating radiator, UPVC double glazed window and doors giving access two bedrooms and bathroom.

### Principal Bedroom

10'11" x 8'7" (3.33 x 2.64)

With feature period beam, inset spotlights to ceiling, central heating radiator, UPVC double glazed window to the front elevation, door giving access to en-suite shower room and internal oak veneer door.

### En-Suite Shower Room

7'2" x 4'0" (2.20 x 1.22)

Fitted with a double shower enclosure with shower and shower screen door, pedestal wash handbasin with mixer tap, low level WC, tiled splash-backs, mirrored medicine cabinet, central heating radiator, inset spotlights to ceiling, UPVC Velux window, feature period beam and internal oak veneer door.

### Bedroom Two

10'5" x 7'10" (3.19 x 2.40)

With feature period beam, inset spotlights to ceiling, central heating radiator, Velux window and internal oak veneer door.

### Bathroom

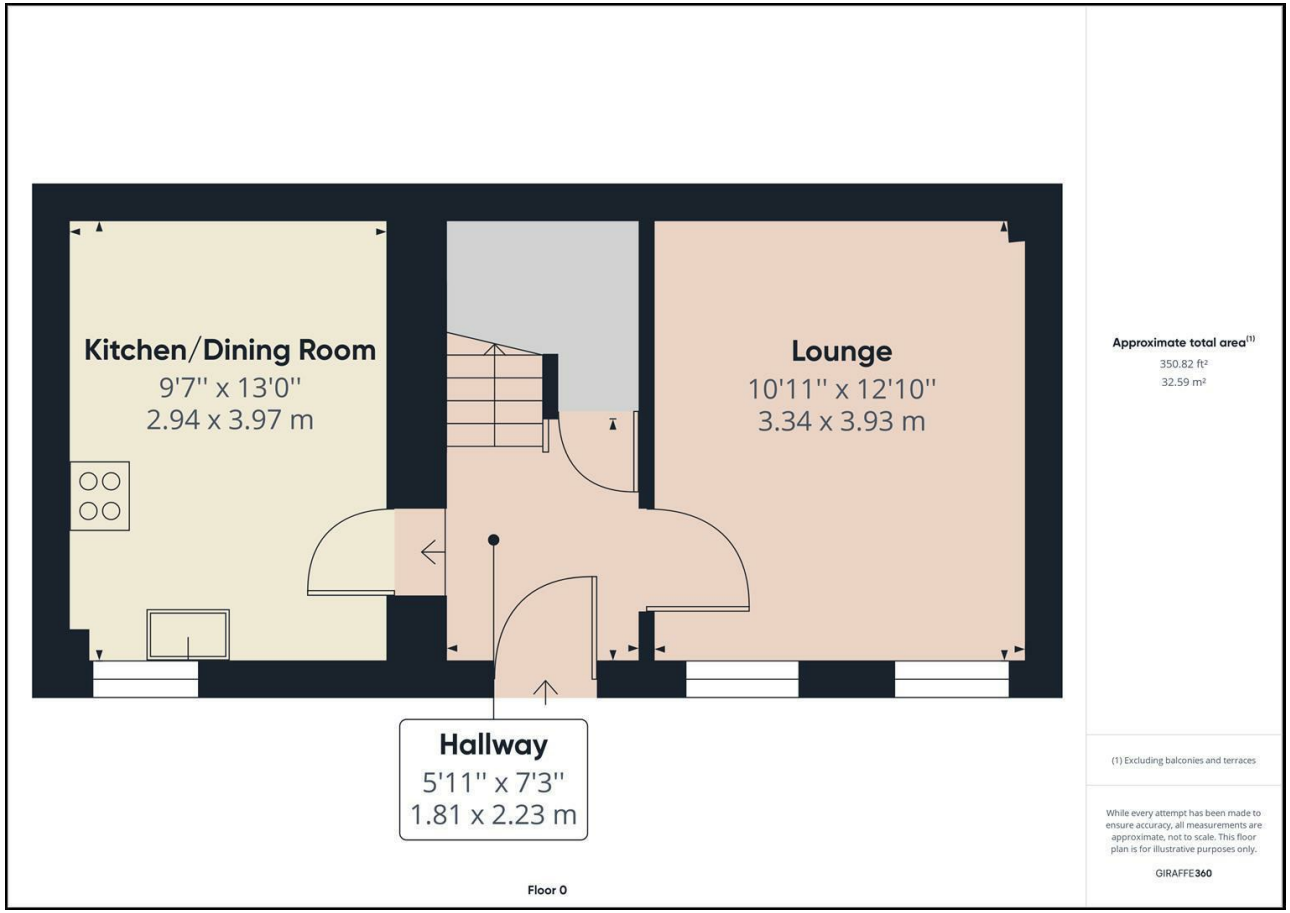
8'1" x 4'9" (2.48 x 1.46)

Comprising of a panelled bath with mixer tap and shower over, shower screen door, pedestal wash handbasin, low level WC, tiled splash-backs, tile effect flooring, mirrored medicine cabinet, feature period beam, inset spotlights to ceiling, extractor fan, central heating radiator, UPVC double glazed window and internal oak veneer door.

## Outside

The property is positioned in a courtyard location and has a parking space.

## Council Tax Band A

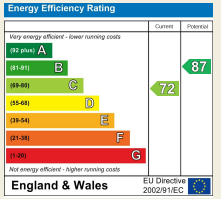


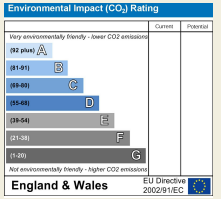

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Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

T: 01332 843390
E: duffield@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk




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