



3 Bed House - Detached

3 Birches Road
Allestree
Derby
DE22 2HY

£1,500 PCM

Fletcher
& Company

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Derby
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- Available Early September 2026
- See Floor Plan & Video Tour Of The Property
- DRIVEWAY PARKING FOR SEVERAL VEHICLES
- LARGE PRIVATE REAR GARDEN
- TWO RECEPTION ROOMS
- GOOD STORAGE WITHIN THE PROPERTY
- GREAT LOCATION
- CLOSE TO MAJOR ROAD NETWORKS
- LONG TERM LETS AVAILABLE
- RE-DECORATED THROUGHOUT

A large three bedroom detached property in Allestree, Derby. Very close to all major road networks, Derby city centre and Derby train station as well as an abundance of shops, eateries and quality schools.

The house features a well maintained bathroom, ensuring your comfort and convenience. One of the highlights of this property is the ample parking space available for up to four vehicles, making it ideal for families with multiple cars or guests visiting.

Available 1st September 2026, on a short or long term basis.





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GROUND FLOOR

Entrance through PVCu double opening French doors leading into:

Porch

A brick built porch with PVCu double glazed windows to the front, quarry tiled floor and a beautiful traditional panelled doorway with obscure glazed, leaded and stained glass leading into the entrance hallway.

Entrance Hallway

8'4" x 5'11" (2.54m x 1.80m)

Having a staircase leading to the first floor landing, an under-stairs cloaks cupboard with double opening doors and hanging rail, central heating radiator, wall mounted heating control and panelled doors giving access through to the lounge, dining room and kitchen.

Lounge

16'10" into bay x 11'5" (5.13m into bay x 3.48m)

Having an electric wall mounted log effect, remote control fire, TV point, Virgin media point, central heating radiator, two wall light points, PVCu double glazed box style bay window to the front elevation and PVCu double glazed doorway giving access through to the rear garden with matching side panel windows.

Dining Room

10'9" x 10'6" (3.28m x 3.20m)

Fitted with a central heating radiator, two telephone points, TV point, Virgin media point, two wall light points and a PVCu double glazed window to the front elevation.

Well Appointed Fitted Kitchen

10'6" x 10'5" (3.20m x 3.18m)

Fitted with a range of cream fronted units comprising wall, base and drawer units with brushed stainless steel handles, roll edge laminated woodgrain effect work surface over, matching splash-back, integrated CDA stainless steel electric oven, gas four ring hob with a stainless steel extractor canopy over and a glazed splash-back. There is a stainless steel sink drainer unit with swan neck style mixer tap, integrated CDA slimline dishwasher, integrated low level fridge and separate freezer, low level appliance space with plumbing for the automatic washing machine, tiled floor, recessed led down-lighters, central heating radiator, PVCu double glazed window to the rear elevation, PVCu obscure double glazed window to the side elevation and a PVCu obscure double glazed doorway giving access through to the rear garden.

Pantry

5'4" x 2'10" (1.63m x 0.86m)

Accessed through a folding door and has a tiled floor, built-in shelving, wall mounted electric fuse box and a PVCu obscure double glazed window to the rear elevation.

FIRST FLOOR

Landing

Having a central heating radiator, smoke alarm, loft access, PVCu double glazed window to the rear elevation, panelled doors giving access through to all three bedrooms, separate WC and bathroom.

Master Bedroom

14'6" x 11'5" (4.42m x 3.48m)

Fitted with a central heating radiator, TV point and PVCu double glazed windows to the front and rear elevations.

Bedroom Two

10'9" x 10'6" (3.28m x 3.20m)

Fitted with a central heating radiator and a PVCu double glazed window to the front elevation.

Bedroom Three

10'6" x 7'6" (3.20m x 2.29m)

Fitted with a TV point, central heating radiator, built-in wardrobe and a PVCu double glazed window to the rear elevation.

Contemporary Bathroom

5'11" x 5'11" (1.80m x 1.80m)

Fitted with a white two-piece suite comprising a ceramic wash hand basin built into a white high gloss vanity unit with drawer units and cupboards with chrome handles, panelled bath with a glazed shower screen, wall mounted chrome mains fed shower unit with shower attachment and rain shower head above, ceramic tiled splash-backs, monochrome ladder style heated towel rail, grey woodgrain finish laminate flooring, shaver point, wall mounted mirror, recessed led down-lighters, extractor fan and a PVCu obscure double glazed window to the front elevation.

Separate WC

Fitted with a white two-piece suite comprising a low level WC with chrome push button flush, wall mounted mini ceramic wash hand basin with chrome monobloc mixer tap, ceramic tiled splash-backs, grey woodgrain finish laminate flooring, PVCu double glazed window to the rear elevation and central heating radiator.

OUTSIDE

Frontage and Driveway

To the front of the property is an attractive fore garden with a block paved driveway providing off-road car standing for two vehicles. It is a low maintenance frontage with gravelled beds, shrub borders, feature railway sleepers, decorative wrought iron railings and hedgerow boundary to either side. The driveway leads to a single attached brick built garage with double opening doors. There is pathway access to the right hand side of the property leading through to a generous, mature, enclosed rear garden.

Rear Garden

This has a raised level paved patio area and a pathway leading to the bottom end of the garden with a further paved area. There are planting beds, a generous area laid to lawn and the garden is enclosed by a fence panelled boundary. Outside cold water tap and outside lighting.

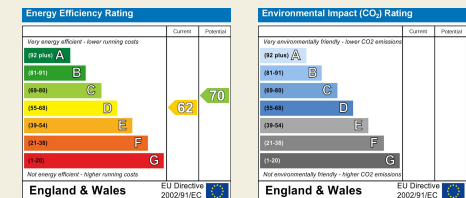
Garage

19'82 x 10'1" reducing to 9'1" (5.79m x 3.07m reducing to 2.77m)

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