



4 Bed House - Semi-Detached

110 Duffield Road, Little Eaton, Derby DE21 5DU
£1,570 PCM



**Fletcher
& Company**

www.fletcherandcompany.co.uk

- Semi-detached Family Home
- Gardening Service included
- Fitted Kitchen and Separate Utility Room
- Four Bedrooms
- Driveway
- Large Gardens
- Ecclesbourne School Catchment Area
- Gas Central Heating
- UPVC Double Glazing
- EPC Band D

A superb FOUR bedroom semi-detached property within the sought after residential location of Little Eaton which falls within the catchment area for the highly regarded ECCLESBOURNE SCHOOL. A full gardening service will be included in the monthly rent payable. Garage not included.

The property benefits from gas central heating and UPVC double glazing and the accommodation briefly comprises: Entrance Hall, Lounge with feature fireplace, second Lounge/Dining Room, fitted Breakfast Kitchen, Utility Room and downstairs WC. On the first floor, four Bedrooms and Family Bathroom. Driveway and south-facing terraces and garden.

Entranceway

Recess porch to UPVC entrance door, opening into spacious Hallway.

Hallway

Spacious fully carpeted Hallway, with doors leading to Lounge, Kitchen, two Reception Rooms and having an Under-stairs Storage Area. Staircase leading to the first floor Landing.

Lounge

11'7" x 23'9" (3.53m x 7.24m)

Large sunny Lounge with feature individually designed fireplace, fully carpeted, and having double aspect views to the Front and Rear Gardens. UPVC window overlooking the rear garden. Aluminium sliding French doors onto paved terraces and into the front Garden.



Breakfast Kitchen

16'0" x 9'11" (4.88m x 3.02m)

Spacious Breakfast Kitchen having a good range of fitted wall and base units with matching work tops incorporating a 1 1/2 bowl Corian sink with Swan neck mixer taps. Appliances include a Stoves four ring gas hob with extractor hood over and a Stoves eye-level electric double oven. There is a low level breakfast bar to the dining area., tiled floor, radiator and UPVC double glazed window overlooking the Rear Garden. Archway leading through to:



Utility Room

6'4" x 8'1" (1.93m x 2.46m)

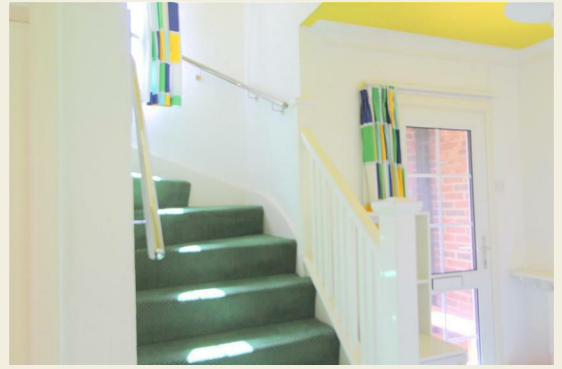
Utility Room having attractive base units with complementary worktop incorporating a stainless steel sink unit, separate matching larder cupboard, tiled floor and UPVC double glazed window overlooking the side of the property. Door through to the lobby with further door to WC. Door leading to the Rear Garden.

Second Lounge/Dining Room

11'7" x 16'0" (3.53m x 4.88m)

Fully carpeted with an attractive Norwegian fireplace (coal and wood), radiator and UPVC double glazed windows overlooking the Front Garden.

Staircase to First Floor Accommodation



Family Bathroom

Fitted with a four piece light grey suite comprising corner bath, shower within a glass shower enclosure, bidet and vanity wash hand basin. Mirrored cabinets, radiator and towel Rail.

Master Bedroom

10'6" x 17'1" (3.20m x 5.21m)

Fully carpeted Master Bedroom with double aspect UPVC double glazed windows overlooking both the Rear and Front Garden. Two fitted triple wardrobes, radiator and television plug point. Sink with hot and cold water.



Bedroom Two

8'8" x 9'6" (2.64m x 2.90m)

Fully carpeted Bedroom Two, with a UPVC double glazed window overlooking the rear garden. Fitted shelving, radiator and fitted single wardrobe.



Separate WC

Bedroom Three

10'10" x 12'3" (3.30m x 3.73m)

Fully carpeted with double aspect UPVC double glazed windows overlooking the Side and Rear Garden. Attractive fitted vanity/dressing unit with matching fitted double wardrobe and radiator.



Bedroom Four

11'7" x 14'1" (3.53m x 4.29m)

Fully carpeted and having double aspect UPVC double glazed windows to the Front and Side Gardens.



Outside

The property sits within fully maintained grounds with mature trees and a variety of shrubs, with large driveway leading to the property with very large Front Garden, with seating area and tiered terraces. The grounds to the rear of the property include a woodland area, several lawned areas and mature planting.

Our Fees

Our fees for prospective tenants


Upon application to rent one of our properties, we would need to see, and take a copy of, ID (driving licence/passport) and proof of current address (recent utility bill – not mobile phone bill – dated within the last three months), for each adult over the age of 18 who wishes to reside at the property.

An application fee will be due of £180 inc vat for the first adult applicant, plus £60 inc vat for each additional adult applicant. Should a guarantor be required to support the applicant(s), the fee for the guarantor will be £60 inc vat. A £200 holding fee is payable upon application of the property, which will secure the property for you throughout the application Our process. This fee is non-refundable, should you not proceed to rent the property. Alternatively the £200 will be deducted from the deposit due at the start of the tenancy.

Once your application has been approved, and prior to the start of your tenancy, we will ask you to provide to us, cleared funds for the following amounts:

- * inventory fee of £90 inc vat
- * deposit, equivalent to one month's rent plus £100 (less the £200 holding fee), and
- * one month's rental payment (payable in advance)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	