



---

2 Bed House

13 Russet Close  
Oakwood  
Derby  
DE21 2LA

£925 Per Calendar Month

---

**Fletcher**  
& Company

# 13 Russet Close Derby DE21 2LA



- Available Immediately • Quiet Cul-De-Sac Location • Re-Decorated Throughout • Open Plan Living • Available Long Term • Council Tax A Band • Two Bedrooms (One Double, One Single) Both With In-Built Storage • Family Bathroom With Shower • Gas Central Heating & Double Glazing • Close To Shops, 'A' Roads & Transport Links

A beautifully presented and recently redecorated two bedroom semi detached home, occupying a quiet cul-de-sac position within the highly sought after residential area of Oakwood, Derby.

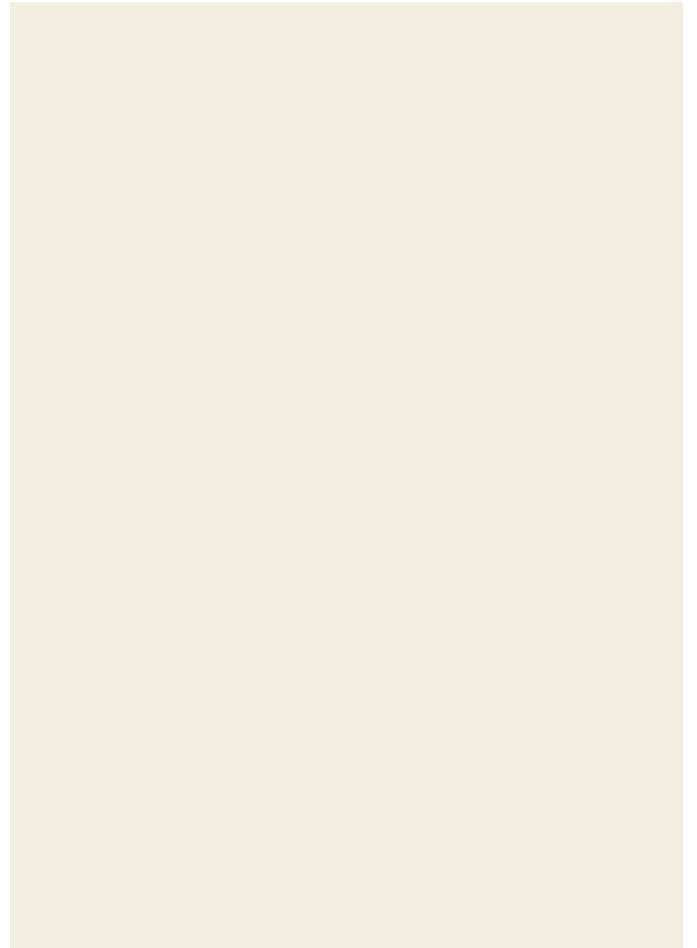
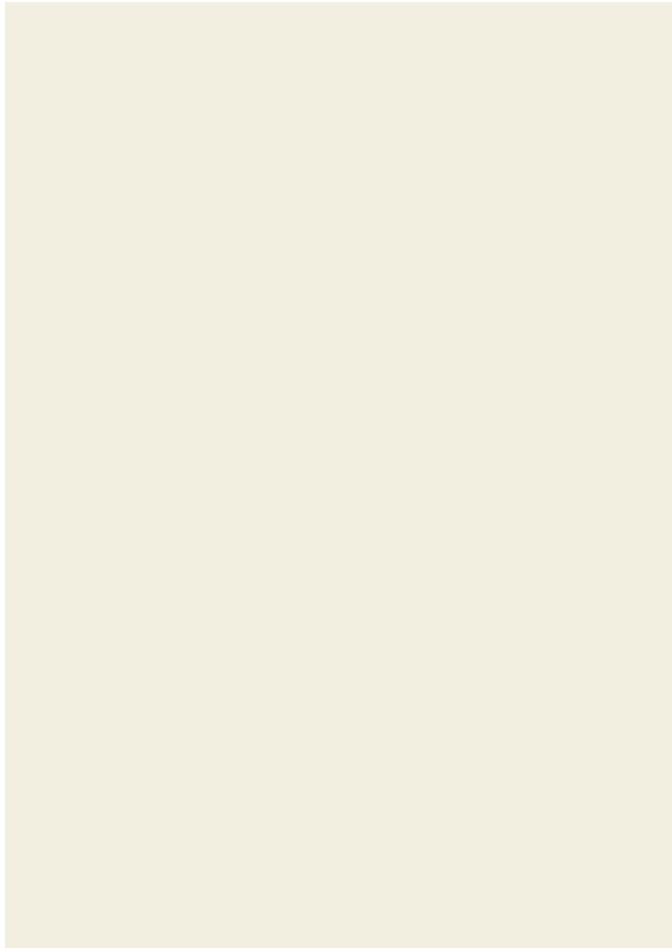
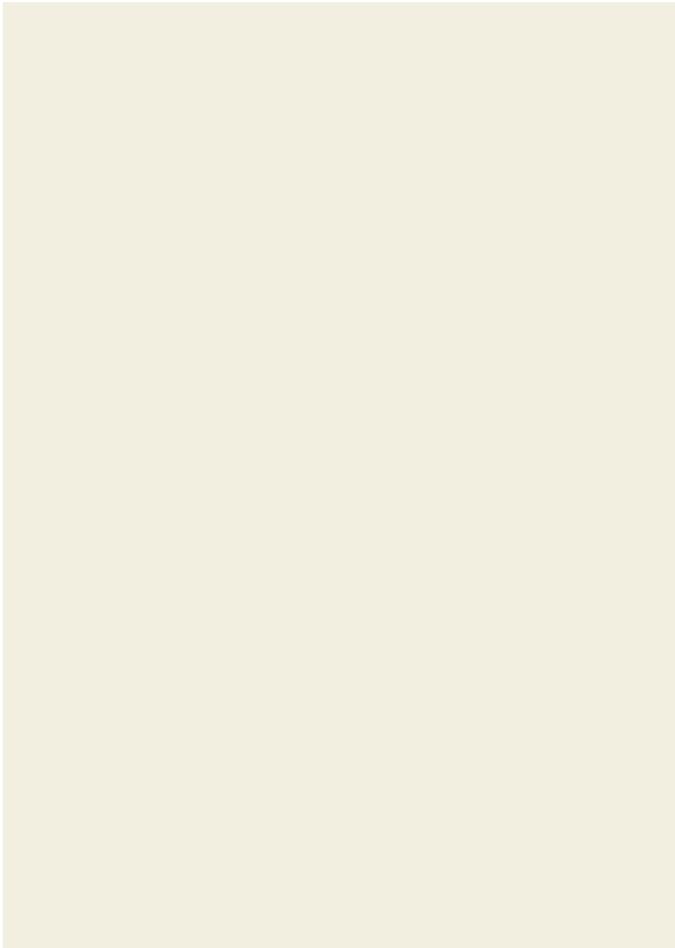
This attractive home has been thoughtfully refreshed throughout, offering light, well balanced accommodation perfectly suited to modern living. Combining practical design with a clean, contemporary finish, the property presents an excellent opportunity for those seeking a ready to move into home in a well regarded location.

The accommodation begins with a welcoming entrance leading into a bright and comfortable lounge, enjoying a pleasant outlook to the front elevation and providing a relaxing yet sociable living space. An open archway leads through to a well appointed kitchen diner, fitted with a range of modern wall and base units, integrated cooking appliances and ample space for additional white goods. The dining area offers a natural setting for both everyday living and entertaining, with direct access onto the rear garden, enhancing the overall sense of space and flow.

To the first floor, the property offers two bedrooms, both benefiting from fitted wardrobes, creating excellent storage and functionality. The master bedroom is a double bedroom, whilst the second bedroom offers flexibility as a guest room, home office or dressing room. The bathroom has been finished with a contemporary white suite, complemented by a shower over the bath.

Externally, the property enjoys a neat frontage with a driveway providing off road parking and access to the rear. The enclosed rear garden has been thoughtfully arranged with a patio area and lawn, offering a private and low maintenance outdoor space ideal for relaxing or entertaining during the warmer





Duffield House  
 Town Street  
 Duffield  
 Derbyshire  
 DE56 4GD

T: 01332 843390

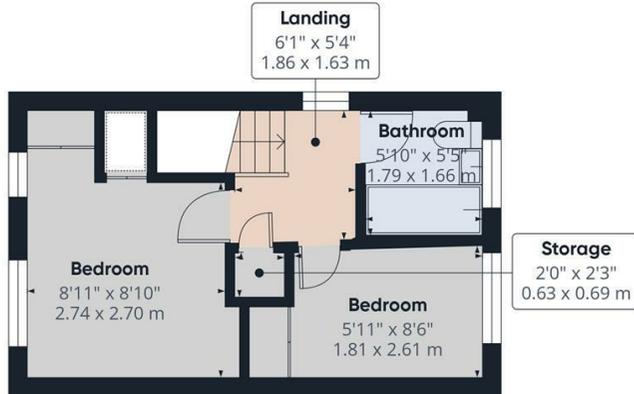
E: duffield@fletcherandcompany.co.uk  
 www.fletcherandcompany.co.uk



Approximate total area<sup>m</sup>  
 455 ft<sup>2</sup>  
 42.3 m<sup>2</sup>

Reduced headroom  
 11 ft<sup>2</sup>  
 1 m<sup>2</sup>

Floor 0



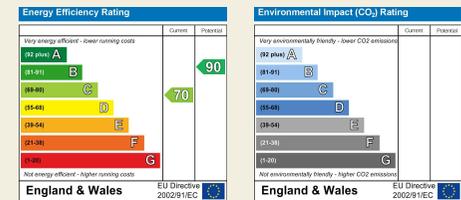
Floor 1

(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



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.

Fletcher  
 & Company