



3 Bed House

9 Woodroffe Walk
Derby
DE23 1RL

£1,200 Per Month

F
Fletcher
& Company

9 Woodroffe Walk
Derby
DE23 1RL



- Available Immediately
- Council Tax A Band
- The Property Has Been Redecorated & Has Freshly Fitted New Carpets
- New Boiler Fitted
- A Decievingly Large Property (See Floorplan)
- Parking
- Large Open Plan Living
- Ground Floor WC
- Lots Of Storage
- Front & Rear Gardens

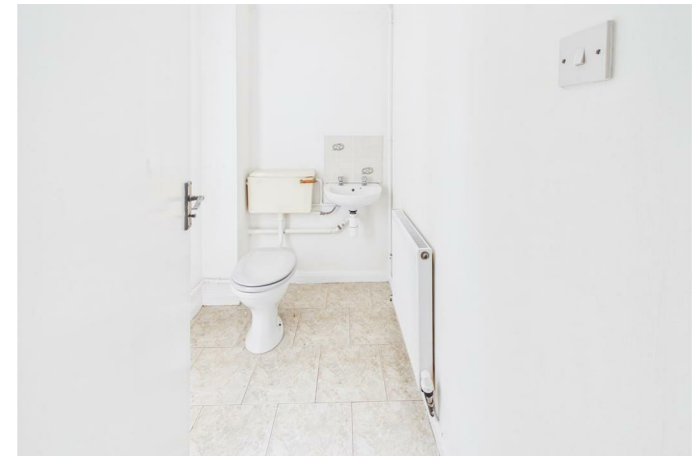
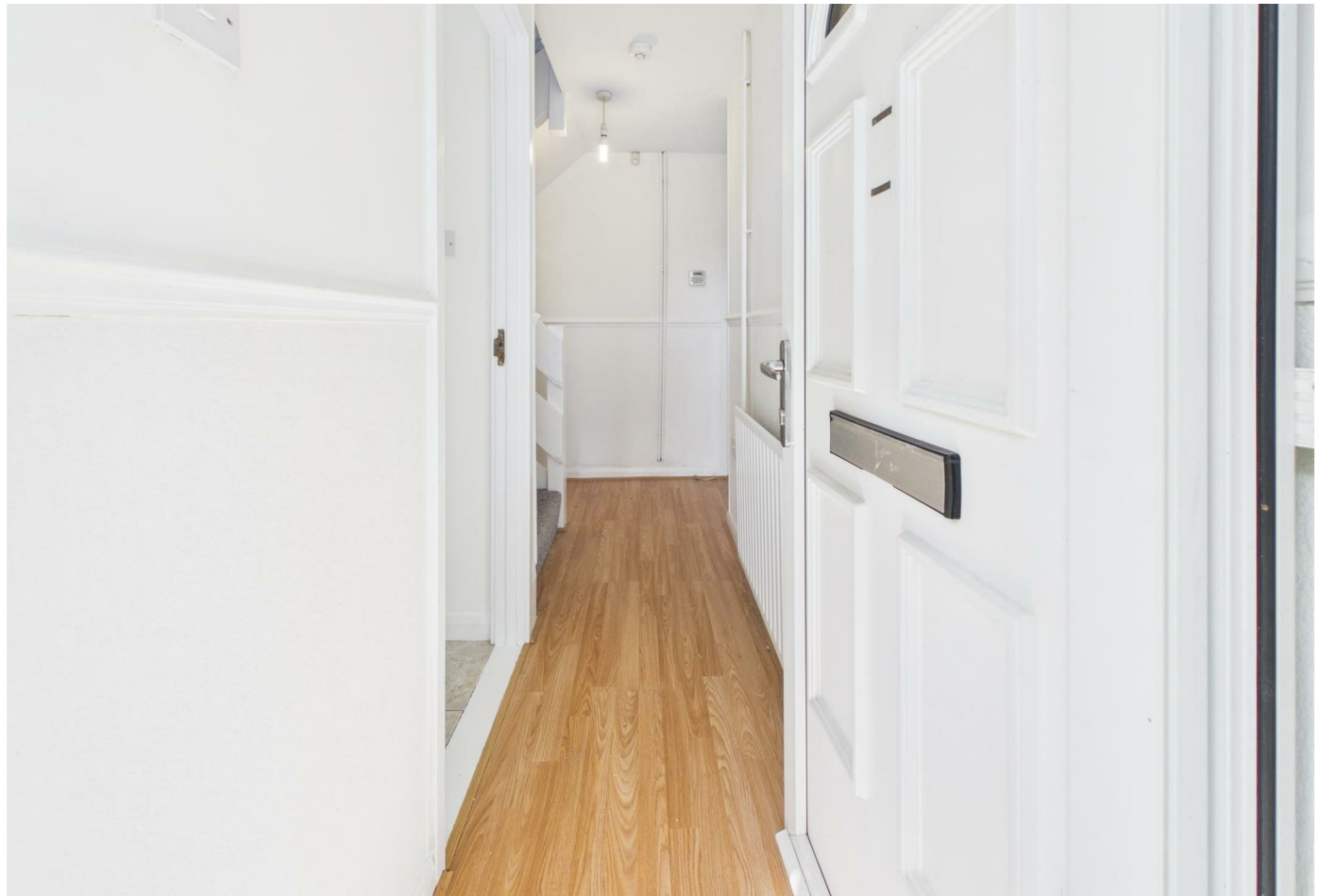
Redecorated With Newly Fitted Carpets & A New Boiler.

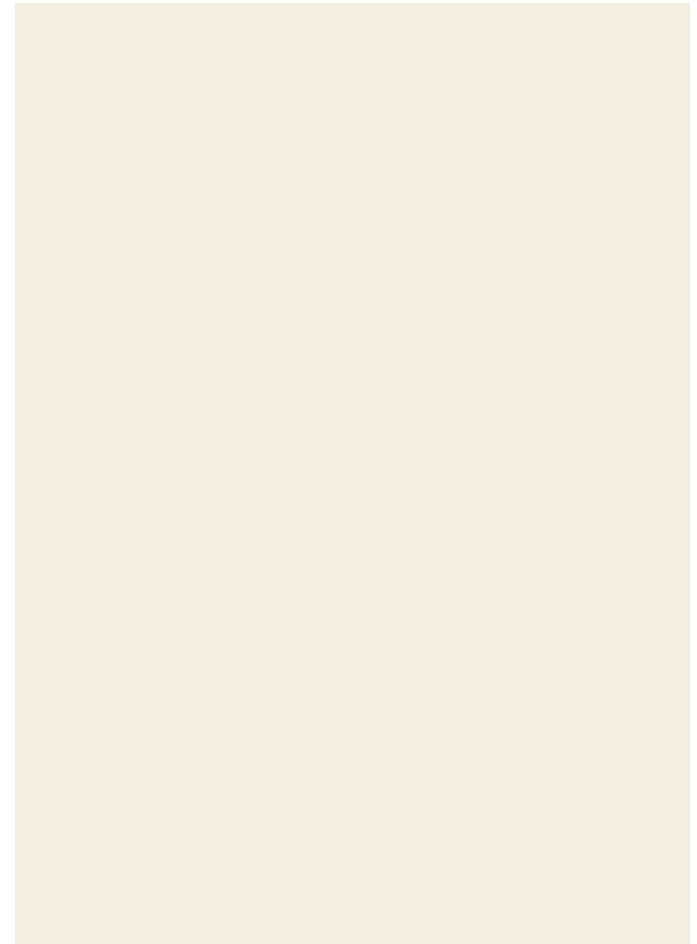
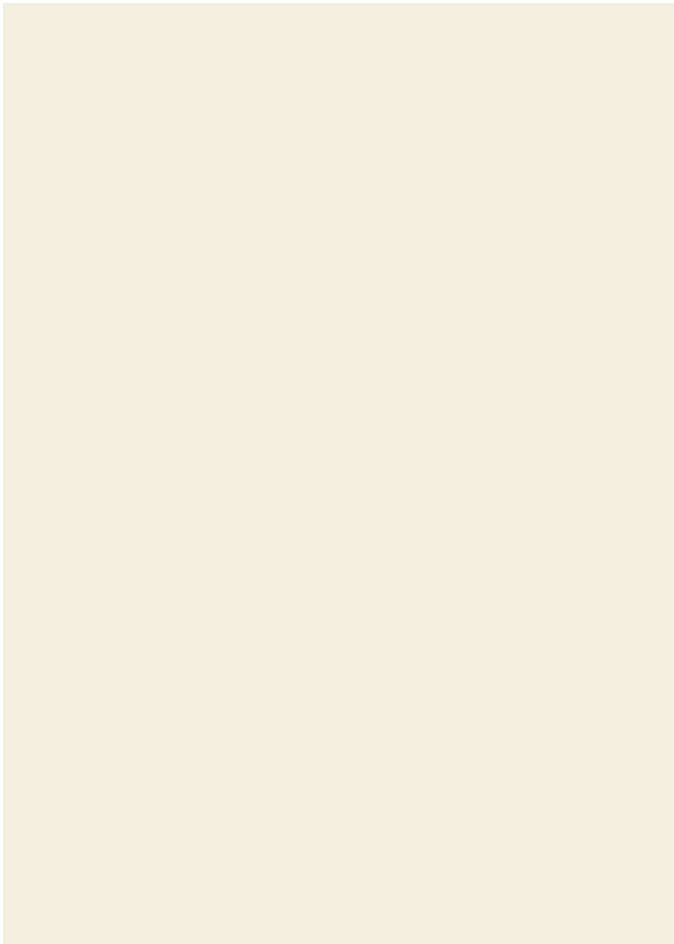
Available Immediately – A well presented and recently decorated three bedroom home, positioned within the popular Woodroffe Walk area and offering spacious accommodation throughout.

The ground floor offers excellent living accommodation comprising an entrance hallway, generous lounge, separate dining area, fitted kitchen and a useful downstairs WC. To the first floor are three well proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes, together with a family bathroom.

Externally, the property enjoys front and rear gardens, providing outdoor space for relaxing and entertaining. Both gardens will be tidied up ahead of any tenancy beginning.

Ideally situated close to local shops, schools and everyday amenities, the property also benefits from excellent transport links into Derby City Centre and convenient access to the A38, A52 and wider road network, making it ideal for commuters.





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Approximate total area^m
 849 ft²
 78.8 m²

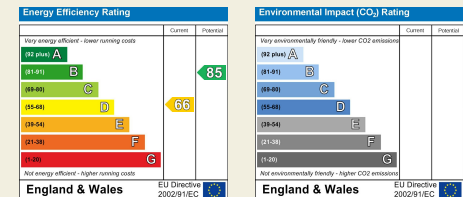
Reduced headroom
 3 ft²
 0.3 m²

(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.

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