



2 Bed House

27 Sweetbriar Close
Derby
DE24 0TF

£950 Per Month

Fletcher
& Company

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Derby
DE24 0TF



- Available End Of July 2026 - Discuss With Branch
- Unfurnished
- Driveway Parking For Several Vehicles
- Neutrally Decorated Throughout
- Nice & Quiet Location
- Good Sized Rear Garden
- Council Tax B Band
- Nicely Fitted
- Entrance Porch Adding Additional Space
- Two Double Bedrooms

Modern Two Bedroom Home with Driveway Parking and Generous Rear Garden

Situated in the popular residential area of Alvaston, this well presented two bedroom home enjoys a convenient location close to a wide range of local amenities, including shops, schools, parks, cafés and supermarkets. Excellent transport links via the A52 provide easy access to Derby city centre, Pride Park, Spondon and Long Eaton.

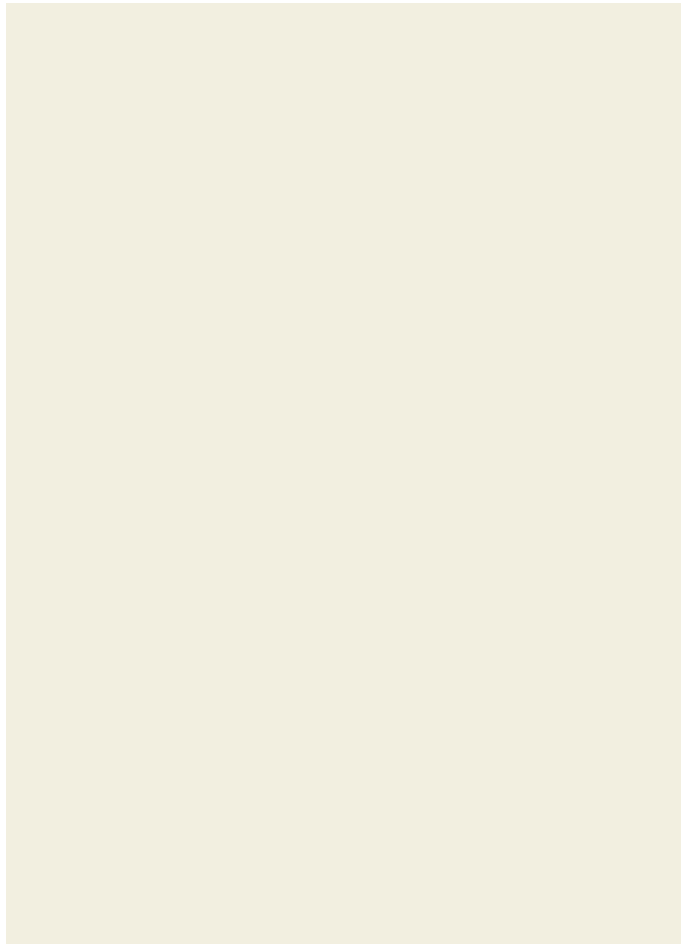
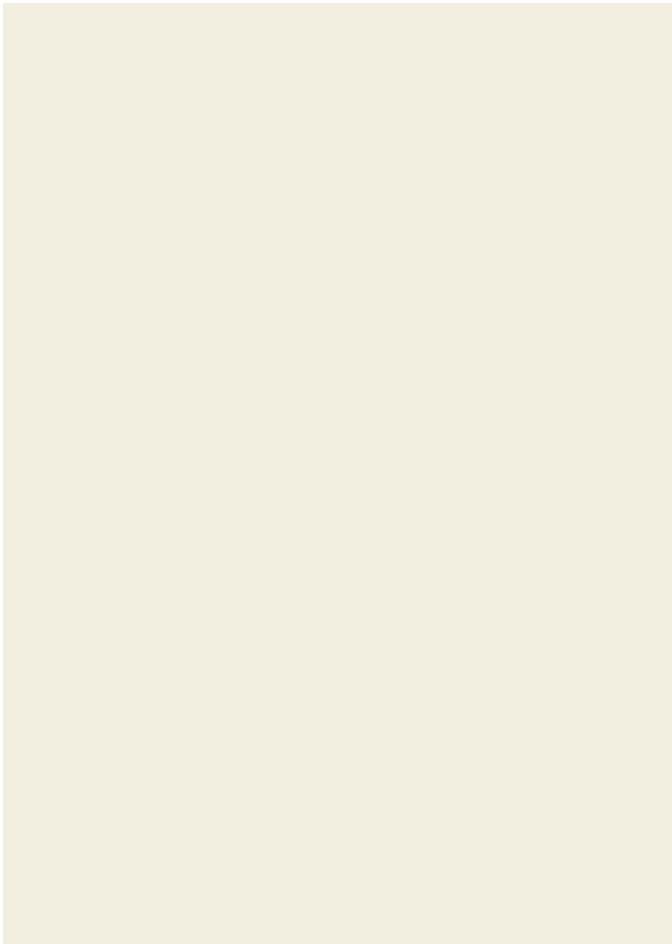
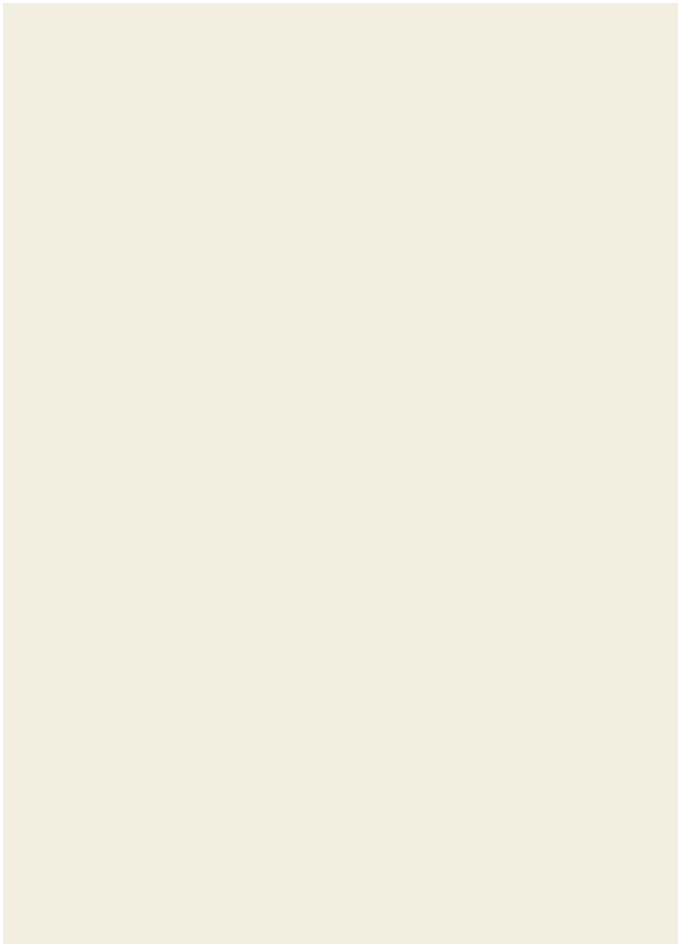
The accommodation begins with a welcoming entrance porch, providing useful space for coats and shoes before leading into a bright and comfortable living room. Featuring a focal point fireplace and a large front facing window, the lounge offers an inviting space to relax and entertain.

To the rear of the property is a spacious kitchen/dining room, fitted with a range of contemporary shaker style units, generous worktop space, an integrated electric oven and gas hob, together with ample room for additional appliances and a family dining table. French doors open directly onto the rear garden, creating an excellent indoor outdoor living space.

Upstairs, the property offers two well proportioned bedrooms, both benefiting from built in storage, along with a modern family bathroom fitted with a white suite, vanity wash basin, electric shower over the bath and a chrome heated towel rail.

Outside, the enclosed rear garden has been designed for easy maintenance and features a patio seating area, lawn, mature planting and a timber garden shed, making it ideal for relaxing or entertaining during the warmer months.

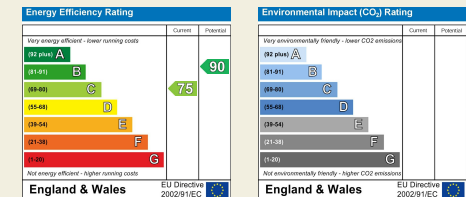




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Approximate total area^m
667 ft²
62.1 m²
Reduced headroom
8 ft²
0.8 m²

(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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