



2 Bed House

8 Orangery Drive
Allestree
Derby
DE22 2JU

£1,150 Per Month

Fletcher
& Company

8 Orangery Drive Derby DE22 2JU



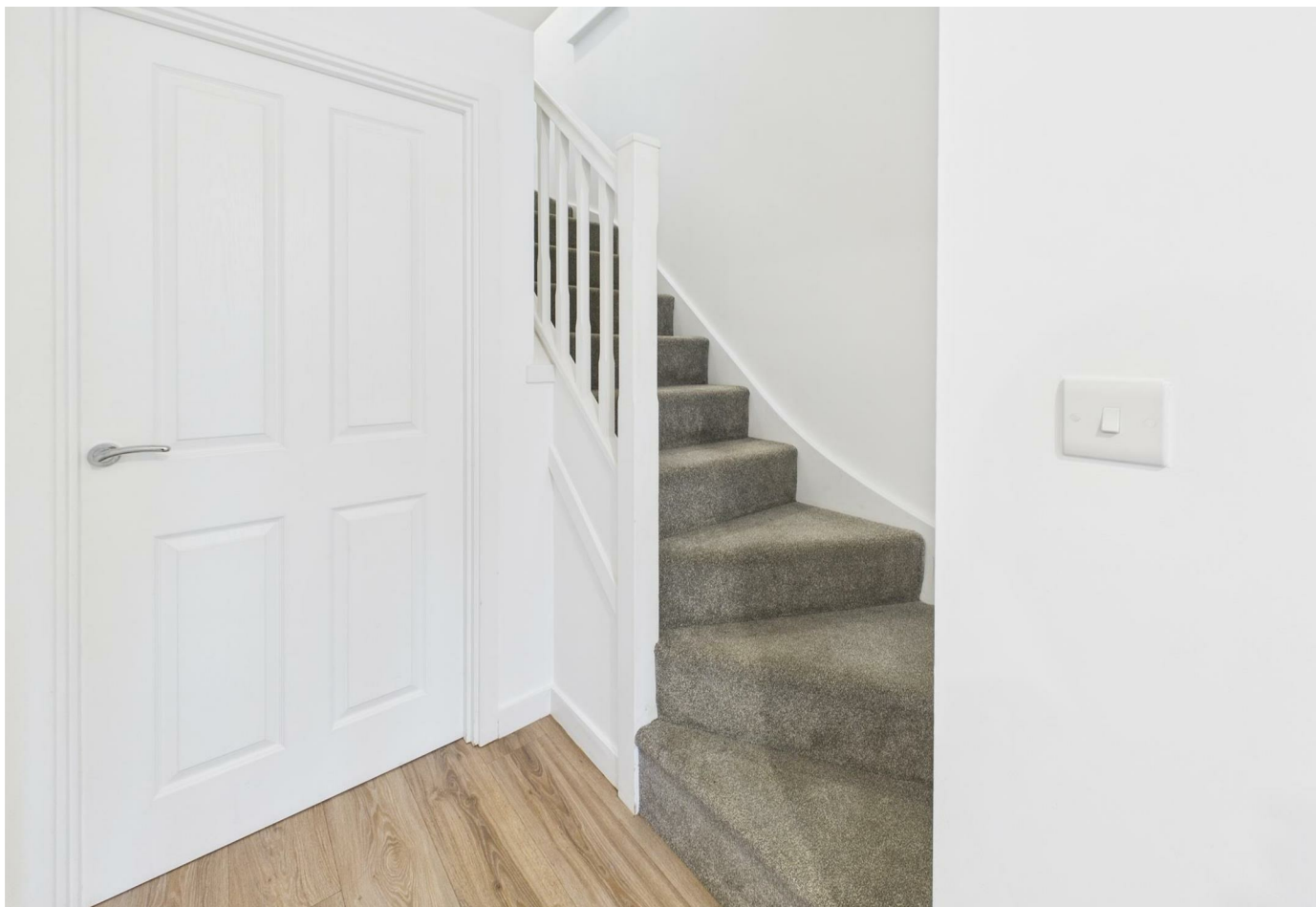
- AVAILABLE EARLY AUGUST • TWO BEDROOM PROPERTY • IMMACULATELY PRESENTED • ECCLESBOURNE SCHOOL CATCHMENT AREA • OFF ROAD PARKING FOR TWO VEHICLES • GROUND FLOOR W/C • SUPERB LOCATION • NEUTRALLY DECORATED THROUGHOUT • QUICK ROAD ACCESS TO MAJOR ROAD NETWORKS • A LOVELY PLACE TO LIVE

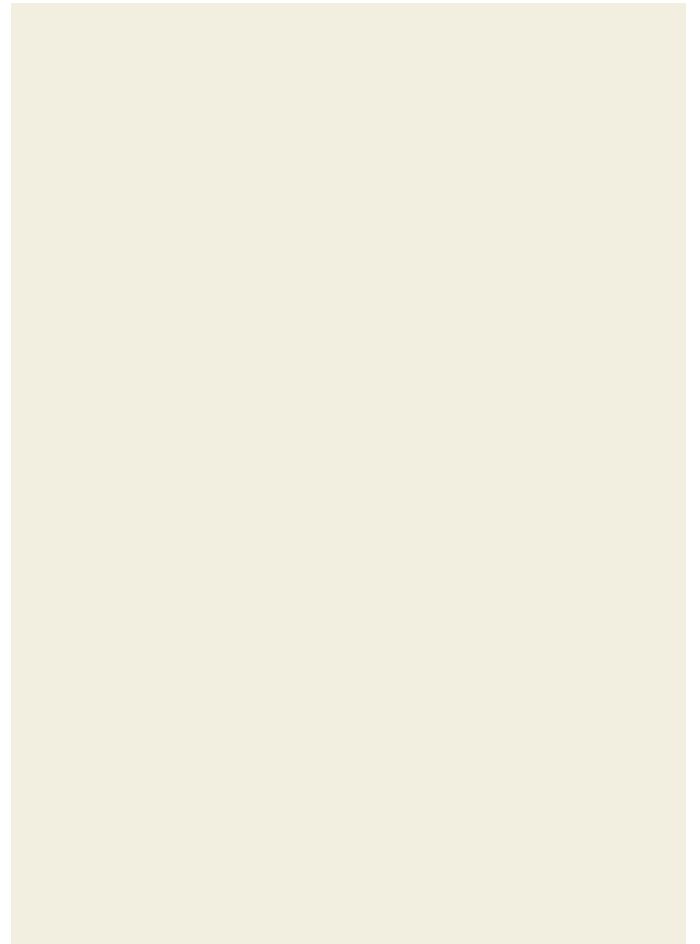
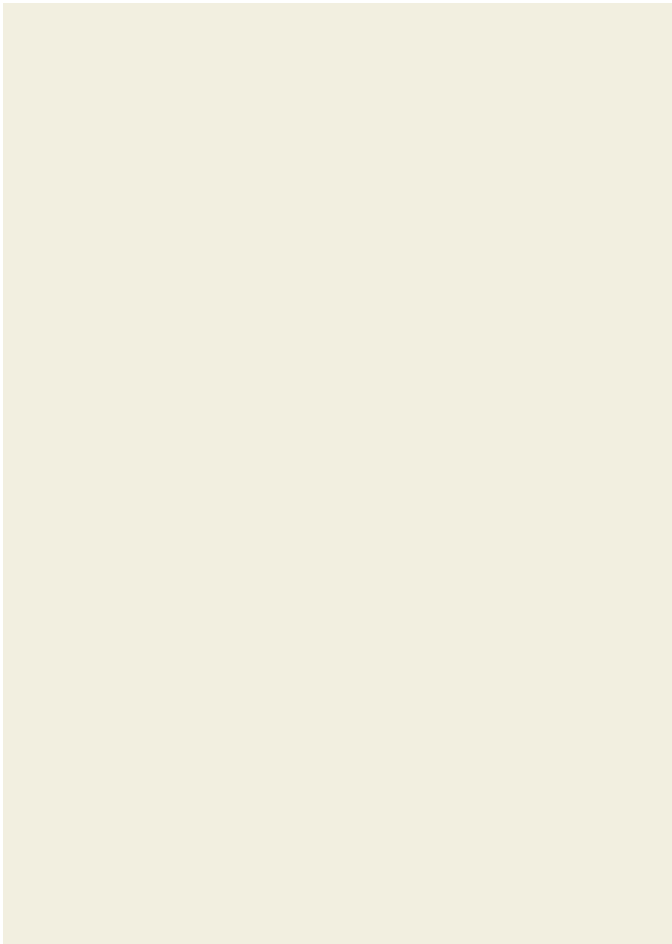
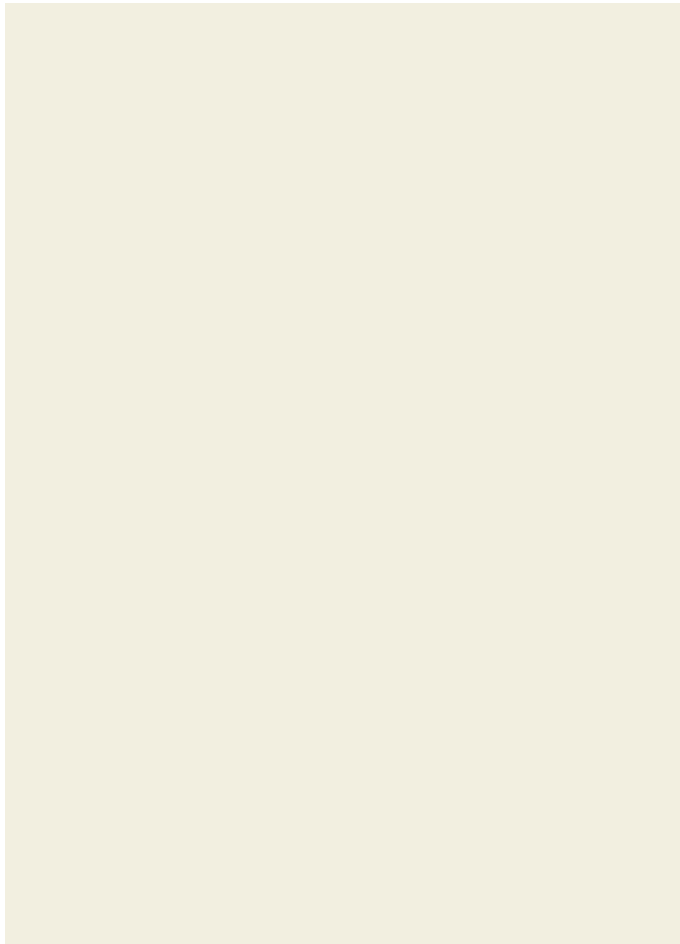
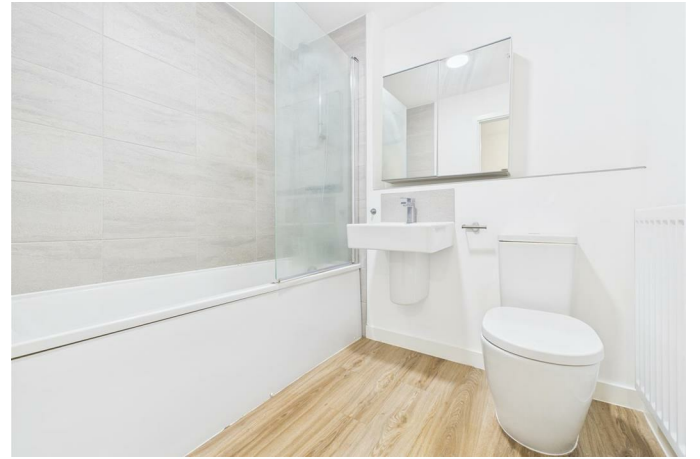
AVAILABLE ON A LONG TERM BASIS - Located in the sought-after area of Allestree within a modern new development in the Ecclesbourne School Catchment, this spacious two double-bedroom home features a generous lounge diner, cloakroom, modern fitted kitchen, refitted bathroom and an enclosed rear garden.

Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises: Entrance Hall; cloakroom with W.C; spacious lounge diner with built in store cupboard and French doors opening to the rear garden; well-appointed fitted kitchen; first floor landing; two well-proportioned first floor bedrooms and a modern fitted bathroom.

To the front of the property is a driveway providing off-road parking for two vehicles, whilst to the rear is an enclosed garden with patio seating area and lawn.

Orangery Drive is located on the outskirts of Allestree on the Kedleston Grange estate, a sought-after residential area to the north of Derby. Residents enjoy easy access to local shops, parks, and amenities, with excellent transport links into the City Centre and the nearby Peak District. The combination of modern living and a semi-rural setting makes this location especially popular with those seeking convenience without compromising on tranquillity.

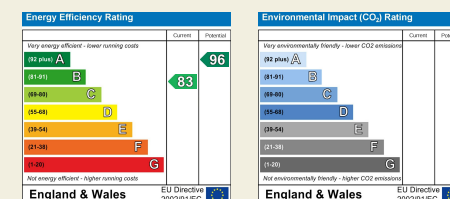




Duffield House
Town Street
Duffield
Derbyshire
DE56 4GD

T: 01332 843390

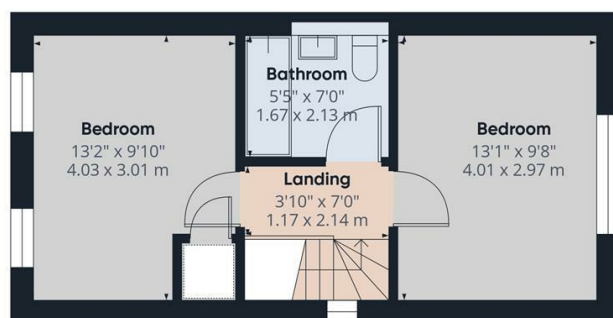
E: duffield@fletcherandcompany.co.uk
www.fletcherandcompany.co.uk



Fletcher
& Company



Floor 0



Floor 1

Approximate total area[®]
664 ft²
61.7 m²

(1) Excluding balconies and terraces

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.