

£1,125

Dorking Road, Derby,

Welcome to BuckleyBrown, where every home is carefully presented, so you can explore with clarity and confidence.

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"The property offers well-proportioned accommodation throughout, with the benefit of being freshly redecorated to provide a clean, neutral finish and a comfortable living space for tenants to move straight into"

- Hollie Carter, Associate Lettings Director



A PROPERTY THAT WORKS FOR YOU!!

From the moment you arrive, the property offers a welcoming first impression, with practical accommodation and a layout designed to make the most of the available space. Internally, the home provides comfortable and well-arranged living areas, with freshly redecorated rooms creating a clean, neutral feel. Offering a good amount of space and flexibility, the property would make a lovely home for a range of prospective tenants.





Step Inside

Offering comfortable accommodation and a practical layout, this three-bedroom property is a great option for tenants looking for a home with plenty of space. The ground floor features a welcoming living room, providing a comfortable area to relax, together with a separate kitchen for everyday use.

Upstairs, there are three bedrooms, offering flexibility for family living, guests or those needing space to work from home. The property also benefits from a family bathroom, completing the internal accommodation.

To the rear, the garden provides valuable outdoor space, ideal for enjoying some fresh air during the warmer months. With fresh, neutral décor throughout, this property offers a lovely opportunity to make a comfortable home.







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Life in Derby

Derby is a vibrant and well-established city in the heart of Derbyshire, offering a mix of historic charm, modern amenities and excellent transport connections. With a strong local identity and a wide range of facilities, the city provides an appealing setting for residents seeking convenience, employment opportunities and access to surrounding countryside.

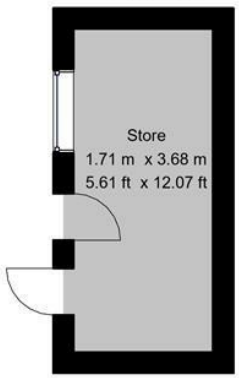
The city centre offers a variety of shops, restaurants, cafés and leisure facilities, with the popular Derbion shopping centre providing a wide choice of high-street retailers. Derby is also home to the historic Cathedral Quarter, where independent shops, bars and restaurants sit alongside attractive historic buildings. A range of supermarkets, schools, healthcare facilities and everyday amenities can be found throughout the city, making it a practical location for a variety of households.

For those who enjoy spending time outdoors, Derby benefits from several attractive parks and green spaces. Markeaton Park is one of the city's best-known recreational areas, offering open green spaces, walking routes and family activities. Darley Park and the surrounding River Derwent also provide pleasant settings for walking, cycling and enjoying the outdoors. The city is also within easy reach of the beautiful Derbyshire countryside and the Peak District National Park.

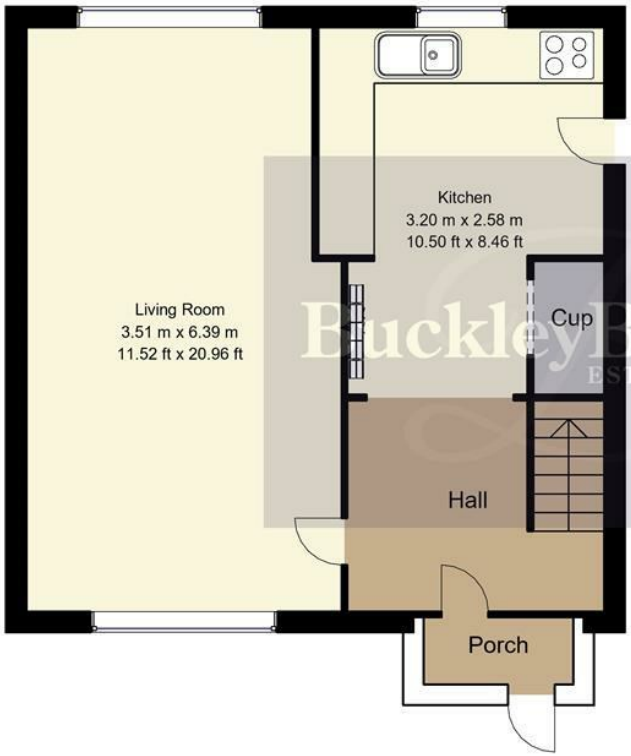
Derby is particularly well connected, making it a convenient base for commuters. Derby railway station offers regular services to destinations including London, Nottingham, Birmingham and Sheffield. By road, the city benefits from access to the A38, A50 and nearby M1 motorway, providing convenient connections across the East Midlands and further afield.

With its combination of city-centre amenities, green spaces, historic surroundings and strong transport links, Derby remains a popular location for families, professionals and individuals alike. Whether enjoying the facilities of the city itself or exploring the surrounding Derbyshire countryside, Derby offers a convenient and well-rounded place to call home.

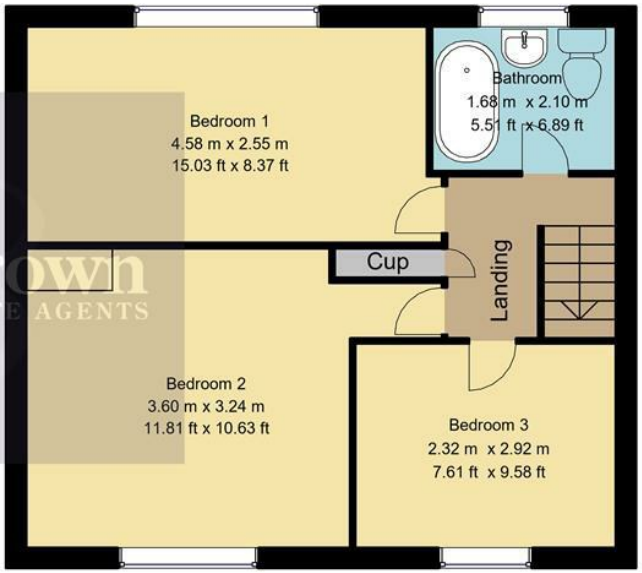
Store
8sq.m/81.02sq.ft
Approx



Ground Floor
46sq.m/493.84sq.ft
Approx



First Floor
41sq.m/436.02sq.ft
Approx



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Key Features

Deposit Amount: £1298.07

Approximately 929.86 sq ft

Council Tax Band: A

Energy Performance Rating : E

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