



**22 Shropshire Avenue, Derby, DE21 6EU**

**£1,200 PCM**

Scofield Stone are pleased to offer for let this extended and refurbished three bedroom detached bungalow, tucked away on a pleasant street in Chaddesden, Derby. Finished to a superb standard throughout, it is ready to move straight into and will appeal to couples, families and downsizers who want modern single storey living in a convenient location.

EPC rating: (D) (64) Council Tax Band: B. Deposit: £1380 and a Holding Deposit of £275 which will go towards the successful applicants first month rent.



## FULL DESCRIPTION

Scofield Stone are pleased to offer for let this extended and refurbished three bedroom detached bungalow, tucked away on a pleasant street in Chaddesden, Derby. Finished to a superb standard throughout, it is ready to move straight into and will appeal to couples, families and downsizers who want modern single storey living in a convenient location.

The heart of the home is the impressive open plan lounge diner and kitchen, extended to the rear with glazed roof lanterns and bifold doors that open directly on to the garden, ideal for everyday living and entertaining. A contemporary shaker style kitchen offers stone worktops, breakfast bar and a full range of integrated appliances, supported by a separate utility room. Continuous wood effect LVT flooring in a herringbone pattern flows through the hallway, living space and bedrooms, creating a calm and practical interior. There are three well proportioned bedrooms together with a stylish shower room featuring a double enclosure, rainfall shower and vanity storage. Outside, a block paved driveway provides useful off road parking, while the enclosed rear garden has been landscaped for low maintenance with paved patio, artificial lawn and decorative borders.

The property is well placed for access to a wide range of local amenities on Nottingham Road and in Chaddesden centre, including shops, cafes and everyday services. There are local primary and secondary schools within easy reach, along with regular bus routes into Derby city centre. Excellent road links connect with the A52, A61 and wider regional network, making this an ideal base for commuters.

## Entrance Hall

Having wood effect LVT flooring in Herringbone pattern throughout, front aspect part obscure glazed composite main entrance door with side windows, radiator, access to roof space, inset lights to ceiling.

## Open Plan Lounge/Diner



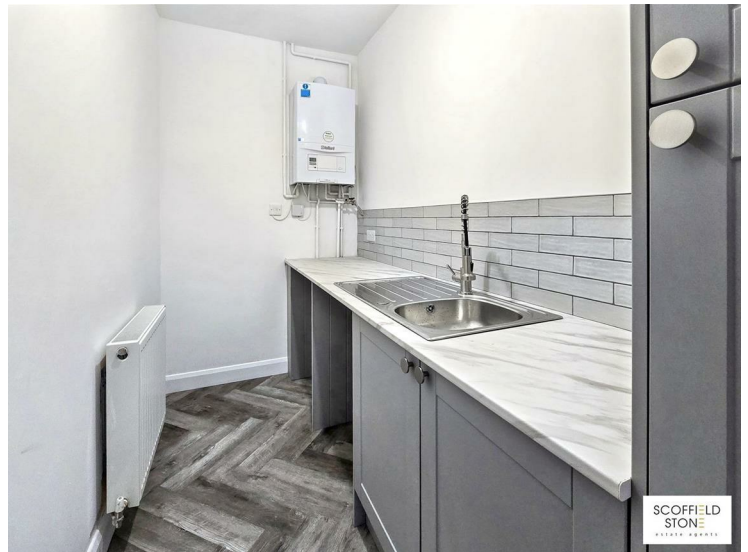
Extended to the rear, the owners have created this open plan space with two glazed roof lanterns, inset lights to ceiling, bifold doors to garden, wood effect LVT flooring in Herringbone pattern, contemporary media wall with inset stylish electric fire, two radiators.

## Kitchen



Open to the lounge/diner with inset lights to ceiling, side aspect upvc double glazed window, fitted units to shaker style in grey with stone worktop and breakfast bar, tiled splashbacks, inset stainless steel sink with Chef's mixer tap, integrated fridge/freezer, integrated electric oven with ceramic hob over and extractor hood, integrated microwave oven, integrated dishwasher, contemporary style radiator.

## Utility Room



With flooring to match, units and worktop to match kitchen, inset stainless steel sink with drainer and Chef's mixer tap, under counter space and plumbing for appliances, radiator.

## Bedroom One

With flooring to match, front aspect upvc double glazed bay fronted window, side aspect obscure upvc double glazed window, radiator

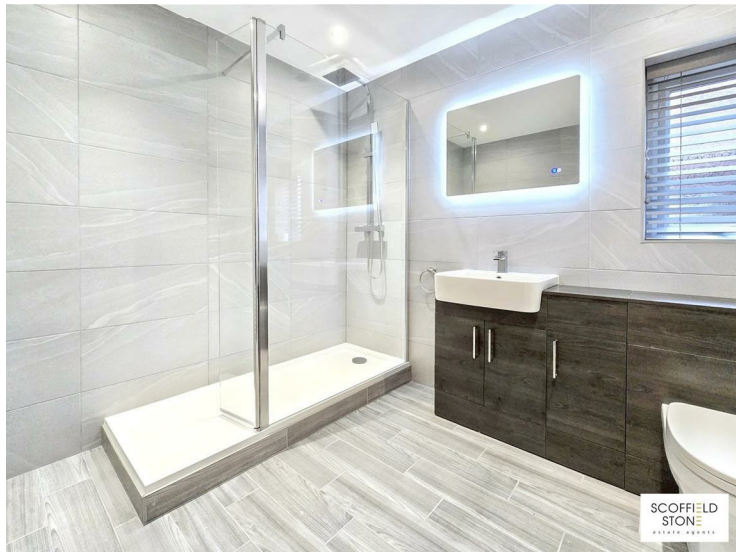
## Bedroom Two

With flooring to match, side aspect obscure upvc double glazed window, radiator.

### Bedroom Three

With flooring to match, front aspect upvc double glazed window, radiator.

### Shower Room



Having wood effect ceramic tiled flooring, inset lights to ceiling, side aspect obscure upvc double glazed window, fully tiled walls, double shower enclosure with plumbed rainfall shower, vanity unit with inset toilet and wash hand basin with chrome monobloc tap, chrome heated towel rail.

### OUTSIDE



#### Frontage and Driveway

Car parking is provided by a block paved driveway to the front. You will also find an attractive herbaceous border with shale finish. A gateway leads to the rear garden.

#### Rear Garden

To the rear you will find an enclosed, low maintenance garden which has been landscaped to provide a mixture of paved patio, artificial lawn and shale border.

### what3words

///mount.spins.knots

### Material information

Verified Material Information

Monthly rent: £1,200

Council Tax band: B

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: D

Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Great

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

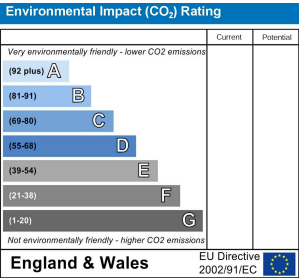
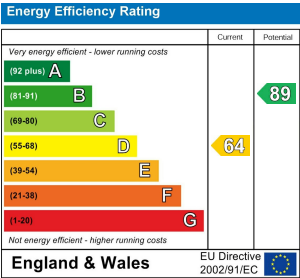
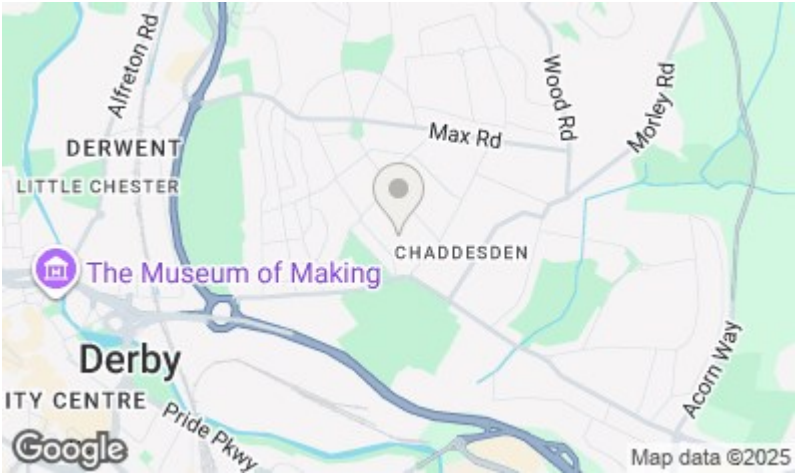
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

### Disclaimer 03/2021 (Hilton)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Floor plans are not drawn to scale and room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





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