



10 St. Pancras Way, Little Chester, Derby, DE1 3TH

£1,200 PCM

Scofield Stone are delighted to bring to market this immaculate semi-detached house now available To Let. The property boasts 3 well-appointed bedrooms, a comfortable reception room, a beautiful kitchen, and a pristine bathroom. Located within reach of public transport links, schools, parks, and walking trails, it is the ideal home for families.

EPC rating: C(69) Council Tax Band: C. Deposit: £1,380 and a Holding Deposit of £275 which will go towards the successful applicants first month rent.

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Summary Description

Nestled in the charming area of St. Pancras Way, Derby, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones.

With three spacious bedrooms, there is ample room for relaxation and personal space, making it an ideal home for those seeking comfort and convenience. The single bathroom is thoughtfully designed to cater to the needs of the household, ensuring functionality without compromising on style.

The semi-detached nature of the house offers a sense of privacy while still being part of a friendly community. The surrounding area is known for its accessibility to local amenities, schools, and parks, making it a desirable location for families.

This property is not just a house; it is a place where memories can be made and cherished. If you are looking to settle down, this home on St. Pancras Way is certainly worth considering.

Entrance Hallway

uPVC double glazed front door with partially, obscured glass parquet style flooring, all newly decorated neutrally, standard spotlights, radiator, and doors leading to kitchen. Understairs storage cupboard with a wooden door and chrome handles. Neutrally painted walls and karndean flooring. Door bell receiver and heating thermostat dial.

Guest Cloakroom

6'2" x 2'9" (1.887 x 0.839)



Karndean flooring, neutrally decorated walls, spotlights to ceiling. White WC and vanity basin unit, radiator, obscured uPVC double glazed window and wooden door with chrome handle. Mains fuse board is wall mounted.

Kitchen

7'5" x 9'0" (2.271 x 2.747)



A newly new fitted kitchen with a variety of floor and base soft close kitchen units and drawer sets to match. Wooden square edged effect worktop with patterned splash back tiles, electric hob and oven, and extractor hood with built in spot lights, stainless steel sink and draining board with swan neck hot and cold mixer tap, space and plumbing for washing machine and dishwasher Space for fridge freezer. Flooring is a continuation from the hallway of wooden parquet effect Karndean, walls are all neutrally decorated there is also a plinth heater.

Stairs and Landing

Carpet to stairs and landing, walls newly painted neutrally, wooden stair post and wooden spindles and handrail. Standard 3 armed light fitting.

Lounge

15'5" x 16'6" (4.712 x 5.047)



Carpet to flooring, walls painted neutrally, radiators. Ceiling spotlights, electric fire with marble effect hearth and wooden surround, radiators, uPVC double glazed window and uPVC double glazed French doors leading to the rear garden. TV and telephone socket, wooden door with chrome handles.

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Bedroom One

10'2" x 15'5" (3.121 x 4.717)



Carpet to flooring, newly neutrally decorated walls, radiator, uPVC double glazed windows, standard light fitting, telephone and TV sockets, wooden door with chrome handles.

Bedroom Three

7'3" x 10'1" (2.222 x 3.082)



Carpet to flooring, newly neutrally decorated walls, radiator, uPVC double glazed window, standard light fitting, wooden door with chrome handles.

Bedroom Two

7'9" x 10'7" (2.386 x 3.236)



Carpet to flooring, newly neutrally decorated walls, radiator, uPVC double glazed window, standard light fitting, wooden door with chrome handles. Built in storage cupboard with slatted shelves and central heating boiler and carbon alarm.

Family Bathroom



Brand new white bathroom suite comprises WC, bath and basin with hot and cold mixer taps, extractor fan, enclosed standard light fitting mains shower positioned over the bath with silver shower head, fixed shower head and hose. Neutral vinyl to flooring and all walls are tiled, heated towel rail and wooden door with chrome handles.

Outside Rear



Enclosed rear garden with a patio area and side gate leading to the side and front of the property.

Outside Front



Mainly lawn to front with slabbed pathway, canopy over front doorway Tarmac driveway. Parking to the rear of property.

Material Information

Verified Material Information

Monthly rent: £1,200

Council Tax band: C

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: C

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: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Allocated, Driveway, Off Street, Rear, and Private

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: Yes

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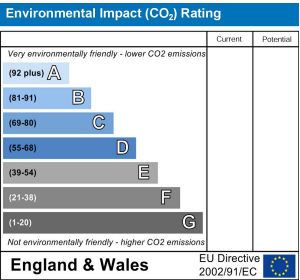
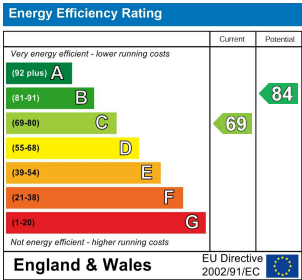
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

What3Words

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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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