



8 Watermint Close

Littleover

Derby

DE23 3UB

Per Calendar Month

£1,000 Per Calendar Month

- Gas fired central heating
- UPVC double glazing
- Entrance hall
- Guest cloakroom
- Second sitting room/bedroom four
- Utility room
- L-shaped living dining room
- Well appointed dining kitchen
- Enclosed rear garden
- Garage

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

An internal inspection is highly recommended as this tastefully decorated and particularly well presented three storey, four bedroom end town house, offers well proportioned living accommodation, arranged over three floors.

Internally the gas centrally heated and double glazed living accommodation briefly comprises, entrance hall with useful cloaks cupboard and downstairs cloakroom, sitting room/bedroom four with French doors leading to the rear garden, utility room and access to the integral garage. To the first floor, the spacious L-shaped living room with dining area has a feature fireplace, well-appointed light and spacious dining kitchen with ample dining space and access to a feature balcony to the front, principal bedroom with luxury ensuite and built-in wardrobes to the second floor, two further bedrooms and a well-appointed family bathroom with full suite.

Directly to the rear of the property, is an enclosed garden mainly laid to lawn but having a sizeable patio.

Driveway to the front providing ample off-street car standing leading to the integral garage.

LOCATION

The property is located in the sought after suburb of Littleover with an excellent range of shops, schooling at all levels and a regular bus service to Derby City centre which lies some 2½ miles to the north, including the noted intu shopping centre. There are excellent transport links with fast access on to the A38 and A50 leading to the M1 motorway.

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With modern wood grain effect laminate flooring, stairs leading to the first floor, central heating radiator, obscure UPVC double glazed window to the side, door providing access to the integral garage. Useful spacious understairs storage cupboard and doorway leads to:-





GUEST CLOAKROOM

With a continuation of the wood grain effect flooring, low flush w.c., pedestal wash hand basin with tiled splashbacks, central heating radiator and extractor fan.

UTILITY ROOM

2.02m x 1.84m

With newly fitted vinyl flooring, central heating radiator, base and wall storage units with roll edge laminated work surfaces incorporating an inset stainless steel sink unit and draining board with chrome mixer tap. Wall mounted gas boiler servicing the central heating system, central heating radiator and obscure composite double glazed and panelled door provides access to the rear garden.

BEDROOM FOUR/SECOND SITTING ROOM

2.95m x 2.79m

With central heating radiator, TV and telephone points, UPVXC double glazed double doors providing access to the rear garden.

TO THE FIRST FLOOR

LANDING

With central heating radiator and doorway leads to-

OPEN LIVING DINING ROOM

5.68m x 4.95m red to 3.90m

Light and spacious room with contemporary feature fireplace incorporating an electric living flame coal effect fire with remote, three central heating radiators, ample dining space and TV aerial point with satellite aerial connection. Two UPVC double glazed windows with pleasant aspects to the rear.

DINING KITCHEN

4.94m x 4.19m red to 4.94m x 2.48m

Light and spacious with fitted base, wall and drawer units having matching cupboard and drawer fronts, roll edge laminated preparation surfaces with inset 1½ basin stainless steel sink unit and draining board, integral four ring gas hob and built-in electric fan assisted oven with further eye level grill, complementary ceramic wall tiling, integrated extractor hood with variable speed fan and



lighting over the hob. Wood grain laminate flooring, ample dining space, TV aerial point, double central heating radiator and UPVC double glazed window to the front. UPVC double glazed double doors provide access to the feature balcony also to the front elevation.

TO THE SECOND FLOOR

LANDING

With central heating radiator, airing cupboard housing the hot water cylinder and obscure UPVC double glazed window to the side.

PRINCIPAL BEDROOM

3.76m x 3.17m

Please note the latter measurement is taken into the built-in wardrobes. With TV and telephone points, central heating radiator and UPVC double glazed windows to the front elevation. Doorway leads to-

LUXURY ENSUITE

With full suite comprising, low flush w.c., pedestal wash hand basin and good size shower cubicle with thermostatic mixer shower, complementary ceramic wall tiling, wood grain cushioned flooring, central heating radiator and obscure UPVC double glazed window to the front. Shaving point, state of the art multi tone ceiling light, extractor fan.

BEDROOM TWO

3.94m x 2.79m

With built-in wardrobes, central heating radiator and UPVC double glazed window with far reaching views to the rear.

BEDROOM THREE

3.93m x 2.09m

With built-in wardrobes, central heating radiator and sealed unit double glazed windows again with far reaching views to the rear.



WELL APPOINTED FAMILY BATHROOM

With full suite comprising, panelled bath with mixer tap and shower attachment, low flush w.c., pedestal wash hand basin, complementary ceramic wall tiling, wood grain effect vinyl cushioned flooring, central heating radiator, shaving point, state of the art tone adjustable light fitting with remote. Ceiling mounted extractor fan.

OUTSIDE & GARDENS

Directly to the rear of the property, is an enclosed garden, good size patio area and sloping lawn.

The property is set back from the road behind a low maintenance foregarden with decorative slate chippings and adjacent tarmac driveway providing off-street car standing and leads to-

INTEGRAL GARAGE

With metal up and over door.

DIRECTIONAL NOTE

The approach from Derby city centre is via Abbey Street, travelling south. Turn right at the traffic lights onto Burton Road and continue straight-ahead at the main traffic lights into Littleover village. At the roundabout proceed straight-ahead onto Pastures Hill. At the next traffic island turn left into Callow Hill Way, turn left at the roundabout into Squires Way. Take the third turning left into Grosvenor Drive and take the next right hand turning into Ivyleaf Way. Turn left thereafter into Watermint Close, where the property is located on the right hand side, identified by our let board.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Strictly employed only, no smokers, no pets. Available from 13th August 2022.

PROPERTY RESERVATION FEE

One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT

5 Weeks Rent.

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