



52 South Avenue
Littleover
Derby
DE23 6BB

£1,500 Per Calendar Month

- Stylish modern detached residence
- Enjoys very enviable location
- Close to local facilities and school
- Within easy reach of Derby Royal Hospital and Derby ring road
- Central heating
- Double glazing
- Immaculately presented
- Four double bedrooms
- Private lawned
- Double garage

SCARGILL
MANN & CO
EST. 1995

GENERAL INFORMATION

A modern comfortable, easy to manage modern detached property, conveniently situated for ease of access to exceptional local facilities, including local schools, comprehensive shopping, the Derby ring road and the Royal Derby Hospital.

The property would be ideal property for a family offering easy to manage and affordable centrally heated and double glazed accommodation, extending to entrance hall, ground floor cloakroom, lounge with feature wood burning stove, adjacent dining room, separate sitting room, fitted refurbished kitchen with integrated appliances, four well proportioned bedrooms to the first floor and a family bathroom.

Outside is a private lawned garden and attached garage.

To the front there is ample car standing space.

LOCATION

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With laminated floor to front, carpeted to the rear. Cast iron staircase off.





LOUNGE

5.1m x 3.39m (16'8" x 11'1")

With laminated floor covering, wood burning stove in chimney recess, central heating radiator, decorative coving.

DINING AREA

4.28m x 2.74m (14'0" x 8'11")

With laminated floor covering, French doors providing access to a delightful garden, decorative coving and central heating radiator.

SITTING ROOM/STUDY

2.93m x 2.43m (9'7" x 7'11")

With central heating radiator.

KITCHEN

4.47m x 4.76m (14'7" x 15'7")

Sumptuously appointed offering 11/2 bowl inset sink unit, base cupboard beneath, mixer taps over, a range of base cupboards with work surfaces over, tiled surrounds, low level foot lighting, wall mounted contemporary style glazed cupboards, chrome and glazed extractor canopy hood, inset gas hob beneath, built-in double oven and hob in matching housing unit, integrated dishwasher, space for American style fridge freezer with plumbing available, central island with work top and base storage cupboards beneath, tiled floor, contemporary style radiator, door to the rear off, decorative spot lighting.

CLOAKROOM

With low level w.c., pedestal wash hand basin, full tiled surrounds, with full tiling to main walls and floor, door to the garage off, central heating radiator.



GARAGE

4.6m x 4.58m (15'1" x 15'0")

With boiler providing domestic hot water and servicing the central heating system, up and over door, door to the rear.

TO THE FIRST FLOOR

TO THE FIRST FLOOR

BEDROOM ONE

3.5m x 2.7m (11'5" x 8'10")

With central heating radiator, built-in storage cupboard with louvered door, double central heating radiator.

BEDROOM TWO

2.68m x 2.8m (8'9" x 9'2")

With built-in cupboard with louvered door, central heating radiator.

BEDROOM THREE

4.6m x 3.0m (15'1" x 9'10")

With central heating radiator.

BEDROOM FOUR

4.09m x 2.46m (13'5" x 8'0")

With built-in wardrobe.

FAMILY BATHROOM

With low level w.c., pedestal wash hand basin, panelled bath with shower attachment over, shower curtain, full tiling to main walls, tiled floor, decorative spot lighting.



OUTSIDE & GARDENS

There is lawned garden offering a high degree of seclusion and privacy. Small patio area.

To the front there is ample car standing space.

DIRECTIONAL NOTE

From derby proceed via the main Burton Road, travelling across the traffic lights and the Derby ring road towards Littleover. Then take the first turning left into South Avenue, then after approximately 150 yars, the property is situated on the right hand side.

SPECIFIC REQUIREMENTS

The property is to be let on a unfurnished basis. No smokers. Available from 12th June 2023.

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.

VIEWING

Strictly by appointment through Scargill Mann & Co 01332 206620.

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

SALES OFFICE
Unit 17 Eastgate Business Centre
Eastern Avenue
Burton upon Trent
DE13 0AT
T: 01283 548194 /01332 208820
E: sales@scargillmann.co.uk

LETTINGS OFFICE
17 Mallard Way
Pride Park
Derby
DE24 8GX
T: 01332 206620
E: lettings@scargillmann.co.uk

www.scargillmann.co.uk