



31 Plough Gate
Darley Abbey
Derby
DE22 1FH

£1,250 Per Calendar Month

- Three bedroom detached property
- Gas central heating
- Double glazing
- Fitted kitchen diner
- Family bathroom
- Private lawned garden
- Garage
- Additional off road parking with a driveway
- Ecclesbourne School Catchment

SCARGILL
MANN & CO
EST. 1995

GENERAL INFORMATION

This modern three bedroom detached property, located in a quiet cul-de-sac, the property benefits from a lounge, well fitted kitchen diner with integrated appliances, access to the garden and patio. To the first floor there are two double bedrooms with fitted wardrobes and one single bedroom. family bathroom.

LOCATION

Darley Abbey is an extremely sought after suburban village only two miles north of Derby city centre and providing a range of local facilities including a Village Inn, local Post Office and Store, regular bus services to Derby city centre and excellent schooling being within the catchment area for the noted Ecclesbourne school at Duffield.

ACCOMMODATION

ON THE GROUND FLOOR

LOUNGE

4.84m x 3.51m (15'10" x 11'6")

With central heating radiators and gas fire.

KITCHEN DINER

4.84m x 3.11m (15'10" x 10'2")

With gas hob, fridge, washing machine, double oven and central heating radiator.

TO THE FIRST FLOOR

BEDROOM ONE

2.67m x 2.57m (8'9" x 8'5")

With fitted wardrobe and central heating radiator.

BEDROOM TWO

2.94m x 3.63m (9'7" x 11'10")

With fitted wardrobe and central heating radiator.

BEDROOM THREE

1.81m x 2.57m (5'11" x 8'5")

With central heating radiator.





BATHROOM

2.06m x 1.69m (6'9" x 5'6")

Three piece suite comprising, shower over bath.

OUTSIDE & GARDENS

To the rear of the property, a patio area with a large lawned area, fence borders and summerhouse.

DETACHED SINGLE GARAGE

With lighting and power.

SUBSTANTIAL STORE ROOM OR POTENTIAL OFFICE

With lighting and power.

To the front of the property, there is off road parking, black metal gates, low maintenance gravel front.

DIRECTIONAL NOTE

Leave Derby city centre along Duffield Road (A6), proceed straight ahead to the mini roundabout onto Duffield Road, enter Darley Abbey village, turn right onto Mile Ash Lane and continue down the hill passing the local shop on the right hand side. take first left into Darley Abbey Drive, and the first turning left which is a continuation of Darley Abbey Drive, take the fourth left hand turn into Plough Gate.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. Available from 28th November 2023.

PROPERTY RESERVATION FEE

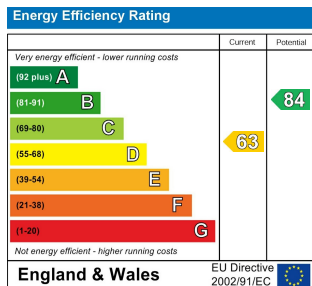
One week holding deposit to be taken at the point of application, this will then be put towards your deposit on the day you move in. NO APPLICATION FEES!

DEPOSIT

5 Weeks Rent.

VIEWING

By appointment through Scargill Mann & Co on 01332 206620.



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