



5 Lavender Row
Darley Abbey
Derby
Derbyshire
DE22 1DF

Per Calendar Month
£925 Per Calendar Month

- Three bedroom traditional cottage
- Spacious lounge
- Breakfast kitchen
- Two double bedrooms and a single bedroom
- Easy access to A6 and A38 road networks

SCARGILL
MANN & CO
EST. 1995

GENERAL INFORMATION

The property itself enjoys a quiet and secluded cul-de-sac location with the benefit of gas central heating. Internally the property briefly comprises; enjoying a reception room, breakfast kitchen. To the first floor two bedrooms and w.c.. On the second floor is a further bedroom and a family bathroom.

On-street parking.

LOCATION

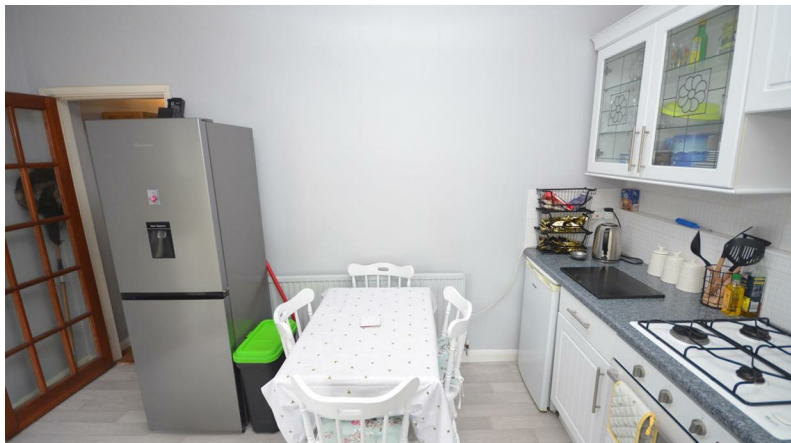
Darley Abbey is an extremely sought after suburban village only two miles north of Derby city centre and providing a range of local facilities including a Village Inn, local Post Office and Store, regular bus services to Derby city centre and excellent schooling being within the catchment area for the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

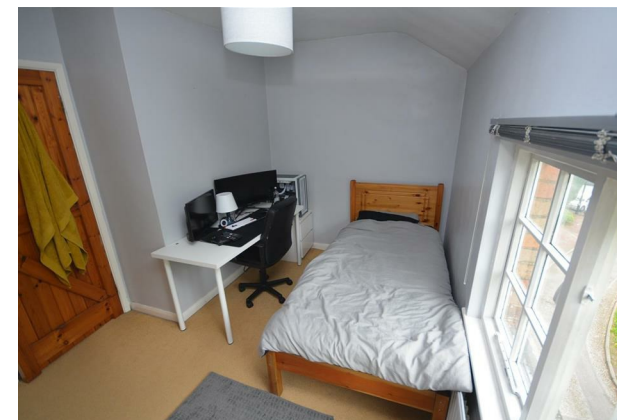
ACCOMMODATION

ON THE GROUND FLOOR

RECEPTION ROOM

Is a spacious comprising, wooden double glazing and central heating radiator, TV and telephone points.





BREAKFAST KITCHEN

Having a range of fitted base, wall and drawer units, with matching cupboard fronts, laminated work surfaces and an inset single white ceramic basin with swan neck mixer tap, built-in four ring gas hob, integral extractor hood and a fitted electric oven. Central heating radiator and wooden double glazed windows.

TO THE FIRST FLOOR

BEDROOM ONE

Double bedroom with central heating radiator and wooden double glazed windows.

BEDROOM TWO

Single bedroom with central heating radiator and wooden double glazed windows.

W.C.

Comprising, pedestal white ceramic basin, white ceramic w.c., central heating radiator and wooden double glazed window.

TO THE SECOND FLOOR

BEDROOM THREE

Double bedroom with central heating radiator and wooden double glazed windows.

FAMILY BATHROOM

Suite comprising, pedestal basin, w.c., and bath with power shower over the bath unit, gas central heating radiator, double glazed window and extractor fan.

OUTSIDE & GARDENS

Small private yard with brick outbuilding which has power to it.

On-street parking.

DIRECTIONAL NOTE

Approaching from Derby city centre, head north on the A6 Duffield Road, upon the island with the Broadway public house, continue straight ahead, take the next turning on the right onto Mile Ash Lane and Lavender Row is the first cul-de-sac on the left hand side.

SPECIFIC REQUIREMENTS

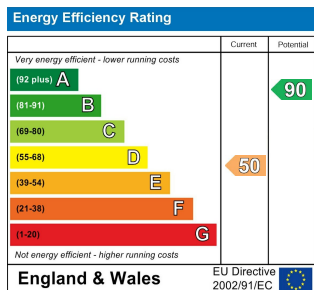
PROPERTY RESERVATION FEE

DEPOSIT

5 Weeks Rent.

VIEWING

By prior appointment through Scargill Mann & Co on 01332 206620.



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