

SCARGILL  
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## 9 Pontypool Close

Oakwood, Derby, DE21 2RD

**£1,470 Per Calendar Month**

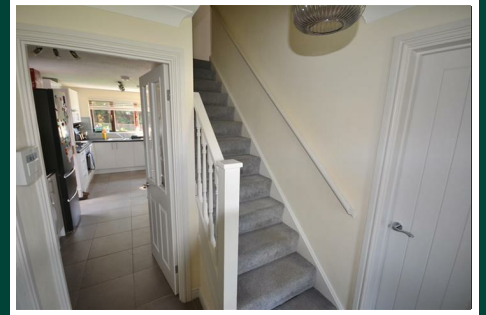




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### GENERAL INFORMATION

AVAILABLE NOW is a beautifully presented Four Bedroom Detached property in the popular area of Oakwood, situated in a quite Cul de sac. The property in brief; comprises a large lounge, dining room, kitchen and ground floor cloakroom. Stairs leading to the first floor with four bedrooms and bathroom with shower. The property benefits from well-maintained gardens to the front and rear and a driveway & single garage provides ample parking space, EV Wall Charger installed. Very well situated for easy access to main road routes, local amenities and public transport links a short walk away.

### LOCATION

Oakwood is a convenient and popular location situated approximately four miles east of Derby City centre and offers a good range of local amenities, including shops, reputable public houses, good schooling both at Primary and Secondary level and a regular bus service into Derby City centre. Local facilities include the Springwood Leisure Centre, recreational park and Locko Park, with its delightful scenery and walks. There is easy access to the Derby ring road, A38, A52 and M1 motorway.

### ACCOMMODATION

#### ON THE GROUND FLOOR

#### HALLWAY

leads to:-

#### WC

Downstairs cloakroom fitted with Low level WC and pedestal wash basin.

#### LOUNGE

Beautifully presented lounge with feature UPVC double glazed bay window to the front elevation. Feature fire place, coving to the ceiling, TV point and radiator, leading through to:

#### DINING ROOM

Continuation from the lounge with double glazed window sliding patio door leading to the garden.

#### KITCHEN

Modern fitted kitchen comprising gloss fronted wall and base units with roll edged laminate work surfaces over, built in single sink with drainer. In built electric cooker with four ring gas hob over and cooker hood. Space for a fridge freezer, tiled flooring and radiator. UPVC double glazed windows and wooden door leading to the garden. On continuation is a utility area with space for a washer machine & dryer.

#### TO THE FIRST FLOOR

#### MASTER BEDROOM

UPVC double glazed window to front elevation, radiator and carpet. Neutrally decorated.

#### BEDROOM TWO

UPVC double glazed window to front elevation and radiator. Neutrally decorated.

#### BEDROOM THREE

UPVC double glazed window to rear elevation and radiator. Neutrally decorated.

#### BEDROOM FOUR

UPVC double glazed window to rear elevation and radiator. Neutrally decorated.

Tel: 01332 206620

### **FAMILY BATHROOM**

Fitted with a modern three piece white suite comprising panelled bath with shower over, pedestal wash hand basin and low flush W/C. Tiled throughout.

### **OUTSIDE & GARDENS**

Well maintained rear garden with Lawn and stoned patio area.

### **SPECIFIC REQUIREMENTS**

The property is let unfurnished. No Smokers. Available from 12th September 2025.

### **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.

### **ADDITIONAL INFORMATION**

Property construction: Brick & Tile  
Parking: Off Street Parking & Garage  
Electricity supply: MAINS –

Gas Supply: Mains

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Gas Central Heating

Broadband type: BT Openreach & Virgin Media, please check Ofcom website.

### **VIEWING**

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



## Road Map



## Hybrid Map



## Terrain Map



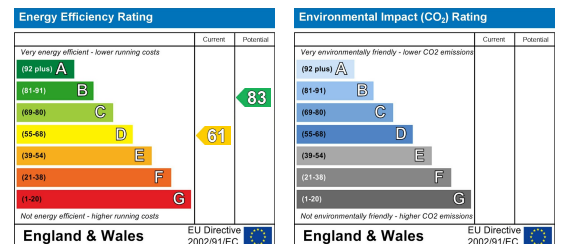
## Floor Plan



## Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. 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.