



## 31 Plough Gate

Darley Abbey, Derby, DE22 1FH

**£1,250 Per Calendar Month**

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. To the rear of the property, a patio area with a large lawned area, fence borders and summerhouse. Detached single garage. No smokers. EPC Rating D. Available from 17th October 2025. ECCLESBOURNE SCHOOL CATCHMENT.

- 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

### 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.



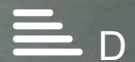
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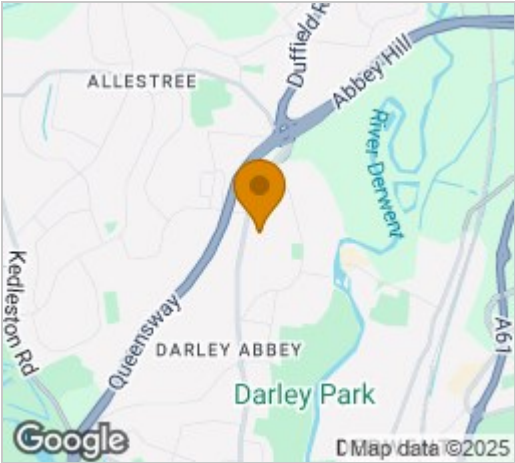
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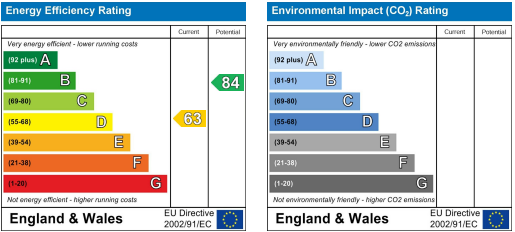
Floor Plan



Area Map



Energy Efficiency Graph



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