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1a Devonshire Avenue  
Allestree  
Derby  
DE22 2AU

£2,000 Per Month

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- Sealed unit double glazing
- Entrance hall
- Bedroom five/games room with en-suite
- Utility room
- Spacious sitting room to the first floor
- Open plan kitchen diner
- Double bedroom
- Well-appointed bathroom
- Principal bedroom to the second floor with luxury en-suite
- LET & MANAGED BY SCARGILL MANN & CO

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

An individual, architecturally designed three storey residence, offering light and spacious living accommodation with the benefit gas central heating and sealed unit double glazing.

The accommodation is arranged over three floors and briefly comprises, entrance hall, utility room, games room/double bedroom with en-suite shower facility. Light and spacious sitting room and well-appointed dining kitchen to the first floor, together with a double bedroom and well-appointed family bathroom. Two further double bedrooms, both with en-suite facilities are located to the second floor. A further double bedroom and shower room are also located on the second floor.

Low maintenance, enclosed rear garden with spacious seating area to the rear. Driveway providing off-street car standing and leading to an integral double garage with electric operated power door.

## LOCATIONS

There is easy access into Derby city centre, Park Farm Shopping centre in Allestree, excellent schooling at all levels including Woodlands secondary school in Allestree and notable primary schools all within easy reach. Easy access on to the A38 and A52 providing ideal commuting for other regional centres and the main motorway network.

## ACCOMMODATION

### ON THE GROUND FLOOR

#### ENTRANCE HALL

With ceramic flooring, useful downstairs storage cupboard, central heating radiator and doorway leads to-





#### BEDROOM 5/GAMES ROOM

7.01m x 3.99m (23'0" x 13'1")

With a continuation of the ceramic flooring, three central heating radiators, sealed unit double glazed windows to the rear, sealed unit double glazed double doors provide access to the rear garden. Doorway leads to-

#### SHOWER ROOM

With a continuation of the ceramic flooring, three piece suite comprising, low flush w.c., shower cubicle with electric shower, pedestal wash hand basin, centrally heated ladder style towel rail, extractor fan, complementary ceramic wall tiling and obscure double glazed window to the rear.

#### UTILITY ROOM (OFF THE ENTRANCE HALL)

With a continuation of the ceramic flooring, built-in work surface with base storage unit and inset stainless steel circular sink unit with mixer tap in chrome. Complementary wall tiling, extractor fan, central heating radiator and obscure UPVC double glazed and panelled door provides access to the side.

#### TO THE FIRST FLOOR

#### LANDING

With central heating radiator and doorway leads to-

#### SITTING ROOM

5.54 x 4.95 (18'2" x 16'2")

With two central heating radiators, full height sealed unit double glazed windows and double doors with Juliet balcony to the front, TV aerial points.

#### OPEN PLAN WELL APPOINTED DINING KITCHEN

5.01 x 3.66 (16'5" x 12'0")

With ceramic flooring, range of fitted base, wall and drawer units, granite preparation surfaces with inset stainless steel sink unit, five ring hob with integrated electric fan assisted oven and extractor hood over, integrated dishwasher, ample dining space, central heating radiator and sealed unit double glazed window to the rear and sealed unit double glazed double doors with Juliet balcony to the rear elevation.



#### BEDROOM THREE

3.93 x 3.25 (12'10" x 10'7")

With double central heating radiator and two UPVC double glazed windows to the rear elevation.

#### BATHROOM

With full suite comprising, panelled bath, low flush w.c., pedestal wash hand basin, ceramic floor tiling and floor to ceiling complementary wall tiling, extractor fan, central heating radiator and obscure double glazed window in UPVC frame to the front.

#### TO THE SECOND FLOOR

#### LANDING

With Velux roof light to the front, central heating radiator and doorway leads to-

#### PRINCIPAL BEDROOM

4.95 x 3.48 (16'2" x 11'5")

With two contemporary vertical panel central heating radiators, feature sealed unit double glazed full height windows to the front and sealed unit double glazed double doors with Juliet balcony.

#### EN-SUITE

With ceramic flooring, floor to ceiling ceramic wall tiling, low flush w.c., pedestal wash hand basin and shower area with thermostatic mixer shower. Illuminated mirror, central heating radiator and obscure UPVC double glazed window to the side.

#### BEDROOM 2

5.00 x 3.52 (16'4" x 11'6")

With central heating radiator and sealed unit double glazed windows to the rear.

#### EN-SUITE

With walk-in shower having thermostatic mixer shower fitted, low flush w.c., pedestal wash hand basin, centrally heated ladder style towel rail, illuminated mirror, extractor fan and ceramic floor and wall tiling.



#### BEDROOM 4

3.98 x 3.91 (13'0" x 12'9")

With central heating radiator and two sealed unit double glazed Velux roof lights to the rear.

#### WELL-APPOINTED SHOWER ROOM

With full suite comprising, shower cubicle with mixer shower, low flush w.c., pedestal wash hand basin, ceramic floor and wall tiling, centrally heated ladder style towel rail and Velux double glazed roof light to the front.

#### OUTSIDE & GARDENS

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To the rear of the property, is a low maintenance garden with decking and seating area.

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The property is set back from the road behind a tarmac driveway with adjacent foregarden. The driveway leads to-

#### DOUBLE INTERNAL GARAGE

With electric powered door.

#### DIRECTIONAL NOTE

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From our Derby office proceed out of down along the A6 Duffield Road proceed over the A38 and immediately after turn left into Kings Croft, left again into Devonshire Avenue, bear right at the next mini traffic island and the property is located on the left hand side as indicated by our to let board.

#### SPECIFIC REQUIREMENTS

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The property is to be let part furnished. No smokers. Available from 8th December 2025.

#### PROPERTY RESERVATION FEE

**SALES OFFICE**

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