



## 50 Vicar Wood Way

, Derby, DE22 2BF

**£1,450 PCM**



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## GENERAL INFORMATION

The property in brief comprises; Modern kitchen diner with ample wall and base units, built in electric oven and four ring gas hob with extractor over. Stainless steel sink with drainer and mixer tap, the kitchen comes complete with dishwasher, washing machine and fridge freezer. Spacious lounge with double French doors leading to the rear garden.

To the first floor are three bedroom, two double and one single. Family bathroom complete with low level WC, pedestal wash basin, panelled bath and shower enclosure with mains fed shower unit. To the second floor is the master bedroom and ensuite, this spacious double bedroom is complete with a walk in dressing area. The en suite comprises of low level WC, Pedestal basin and shower enclosure.

To the rear of the property is a small patio and well maintained lawned garden. The driveway to the side has space for two cars leading to the garage.

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## Access from the front of the property

### HALLWAY

17'9" x 3'6" (5.42 x 1.09)

### WC

Downstairs cloakroom fitted with Low level WC, Pedestal basin with mixer tap. Vinyl flooring.

### KITCHEN DINER

16'11" x 8'5" (5.18 x 2.59)

Modern fitted kitchen comprising matt finish fronted

wall and base units with work surfaces over, built-in stainless-steel sink with drainer. In built electric cooker with four ring gas hob with stainless steel extractor over. UPVC double glazed windows.

### LOUNGE

15'7" x 15'5" (4.77 x 4.72)

Spacious lounge with fitted carpet. Double French doors lead to the rear garden.

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### Stairs lead to the 1st Floor

### BEDROOM ONE

15'6" x 12'3" (4.74 x 3.75)

Spacious double bedroom with fitted carpet, UPVC windows to rear elevation.

### BEDROOM TWO

10'4" x 8'2" (3.16 x 2.51)

Double bedroom with fitted carpet, UPVC windows to the front elevation.

### BEDROOM THREE

Single bedroom or office, with fitted carpet.

### FAMILY BATHROOM

Fitted with a three piece white suite comprising panelled bath, pedestal wash hand basin and low flush W/C. Shower enclosure with mains fed shower unit.

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### Stairs lead to 2nd Floor

## MASTER BEDROOM

13'1" x 8'2" (dressing room – 7'6" x 7'2") (3.99 x 2.51 (dressing room – 2.30 x 2.20))

Large double bedroom with separate walk in dressing area, fitted carpet and Velux windows.

## EN SUITE

Off the master bedroom with low level WC, Pedestal wash basin and fitted shower enclosure with mains fed shower unit.

## OUTDOOR AREAS

Spacious rear garden with lawn and patio area. Parking to the side of the property with space for two cars. Large garage to the side of the property.

## SPECIFIC REQUIREMENTS

The property is let unfurnished. No Smokers.  
Available Now

Rent: £1,450 pcm

Holding Deposit: £334 (1 Week taken on application)

Security Deposit: £1673 (5 Weeks)

Council Tax Band: D – Amber Valley

Property construction: Brick & Tile

Parking: Driveway

Electricity supply: MAINS –

Water supply: MAINS - Severn Trent

Sewerage: MAINS

Heating: Gas Central Heating

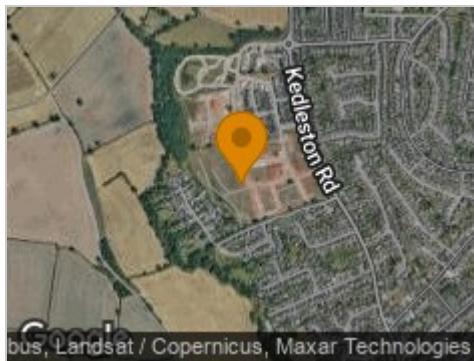
Broadband type: BT Openreach, please check Ofcom website.



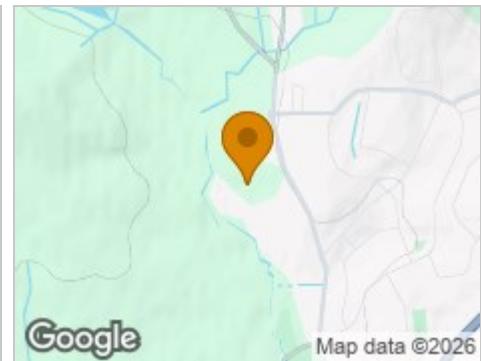
## Road Map



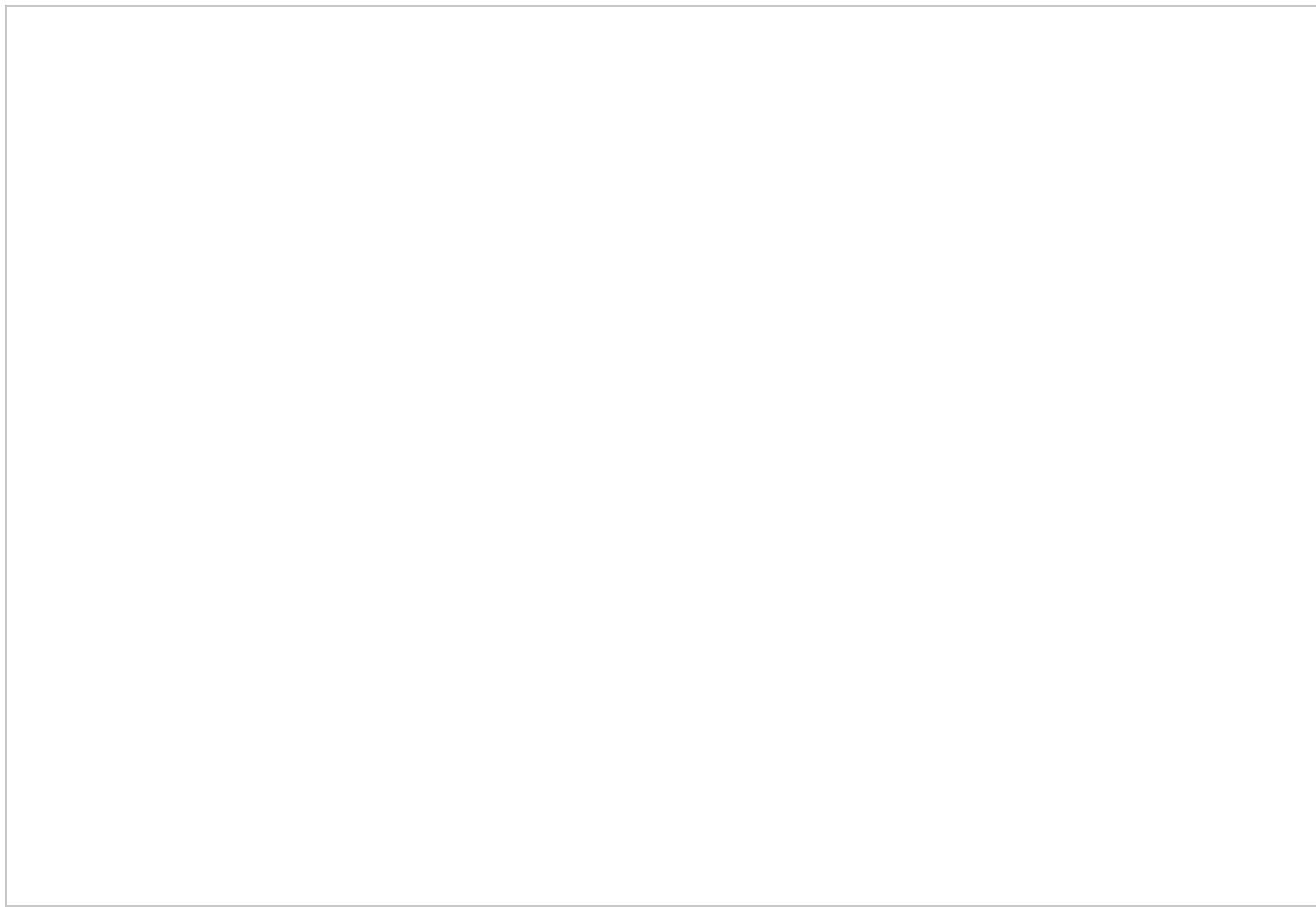
## Hybrid Map



## Terrain Map



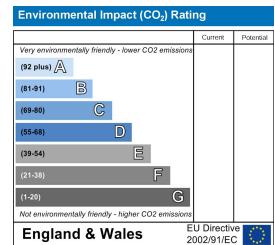
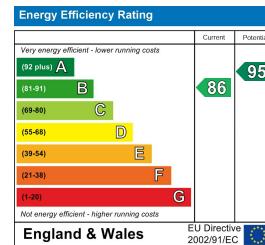
## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.