

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

163 Meadow Lane

Chaddesden, Derby, Derbyshire DE21 6PA



A recently refurbished, tastefully decorated, two bedroom semi-detached, enjoying cul-de-sac position, within easy reach local amenities

- Gas fired central heating • UPVC double glazing • Sitting room with feature fireplace • Well-appointed dining kitchen • Two bedrooms to the first floor • Family bathroom with full suite and shower • Enclosed rear garden • Driveway to the front • Quiet cul-de-sac •

£550 Per calendar month



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GENERAL INFORMATION

The popular residential location of Chaddesden provides a choice of local facilities, including shops Schools a regular bus service to Derby city centre and provides easy access to the A52 linking Derby to Nottingham

ACCOMMODATION TO GROUND FLOOR

LIVING ROOM 3.97m x 3.50m (13'0" x 11'6")

With wood grain effect laminate flooring, feature fireplace incorporating a pebble effect modern electric fire. Central heating radiator. UPVC double glazed window to the front. UPVC obscure double glazed and panelled entrance door. Stairs leading to the first floor. Doorway leads to

KITCHEN DINING 3.47m x 2.90m (11'5" x 9'6")

With a recently fitted modern kitchen with wood grain effect cupboard and door fronts, roll edge laminated granite effect preparation surfaces with inset circular stainless steel sink unit and draining board with mixer tap in chrome. Integrated electric fan assisted oven with built-in four ring gas hob and stainless steel extractor hood over. Complimentary ceramic wall tiling, tile effect laminate flooring, ample dining space, central heating radiator and sealed unit double glazed and panelled door provides access to the rear, sealed unit double glazed window in UPVC frame to the rear. Wall mounted combination boiler servicing the central heating and hot water systems.

TO THE FIRST FLOOR

LANDING

With central heating radiator and doorway leads to:-

BEDROOM ONE 3.48m x 3.47m (11'5" x 11'5")

Please note the latter measurement is taken into the recess adjacent to the overstairs storage cupboard. With central heating radiator and UPVC double glazed window to the front.

BEDROOM TWO 3.43m x 1.68m (11'3" x 5'6")

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

FAMILY BATHROOM

With full suite in comprising, panelled bath with electric shower over, pedestal wash hand basin and low flush w.c., ceramic wall tiling, central heating radiator, vinyl flooring, extractor fan and obscure UPVC double glazed window to the rear.

OUTSIDE

To the rear of the property, is a low maintenance, enclosed garden with patio and decorative gravelled area.

To the front is a driveway providing ample off-street car standing.

DIRECTIONAL NOTE

The approach from Derby city centre is to head east along East Gate taking the slip road off to the left towards the Pentagon Island. Take the second turning left onto Nottingham Road and proceed east up the hill into Chaddesden. Eventually turn right into



Meadow Lane, follow the road down to the very end and Number 135 is located within the last small cul-de-sac on the left hand side.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Strictly employed only, no smokers. Available now.

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.

VIEWING ARRANGEMENTS

By prior appointment through Scargill Mann & Co Derby office (01332) 206620



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