

SCARGILL MANN & CO.

RESIDENTIAL MANAGEMENT AND LETTING AGENTS

7 Cavendish Avenue Allestree, Derby, DE22 2AQ



A recently refurbished, significantly upgraded and spacious traditional three bedroomed semi-detached property enjoying sought after position

- Gas fired central heating • Sealed unit double glazing
- Entrance hall • Spacious bay fronted sitting room • Modern open plan dining kitchen • Three well proportioned bedrooms to the first floor • Modern family bathroom with full suite and shower
- Delightful enclosed rear garden • Useful car port and driveway providing off street car standing with adjacent low maintenance foregarden • Viewing essential •

£950 Per calendar month



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GENERAL INFORMATION

Conveniently positioned within a sought after suburb of Derby this traditional three bedroomed semi-detached offers up-to-date living accommodation following a series of refurbishment and improvement works.

Tastefully decorated living accommodation which boasts both gas central heating and sealed unit double glazing throughout. The property briefly comprises of an entrance hall, spacious sitting room and open plan dining kitchen with a range of integral appliances. To the first floor there are three well proportioned bedrooms and a family bathroom with full modern suite in white including a shower/bath.

To the rear of the property is an enclosed low maintenance garden enjoying a degree of privacy. There is a timber garden shed, greenhouse and most useful car part are all included within the let. The property is set back from the road behind a low maintenance attractive foregarden with adjacent driveway providing ample off street car standing.

LOCATION

Allestree is a very popular residential suburb of Derby approximately 3 miles from the City centre and provides an excellent range of local amenities including the noted Park Farm shopping centre, excellent local schools and a regular bus service. Local recreational facilities include Woodlands Tennis club, Allestree Park and Markeaton Park. Darley Park is a short drive away which offers delightful walks

along the River Derwent. There is easy access onto the A6, A38, A50 and A52 which leads to the M1 motorway. The location is convenient for Pride Park, Derby University, Rolls-Royce, Royal Derby Hospital and Toyota

ACCOMMODATION

ENTRANCE HALL

With central heating radiator, glazed and panelled entrance door and stairs leading to the first floor. Doorway leads to:

OPEN PLAN DINING KITCHEN 5.43m x 4.52m (17'10" x 14'10")

Please note the latter measurement is taken into the full depth of the kitchen area. Wood grain effect laminated preparation surfaces with inset stainless steel sink unit and draining board, tap in chrome. Built-in ceramic electric hob with stainless steel extractor hood over having variable speed fan and lighting. Integrated dishwasher, plumbing suitable for an automatic washing machine and built-in electric fan assisted oven and eye level grill. A range of fitted base wall and drawer units all with matching modern cupboard and drawer fronts. Complementary ceramic tiled splashbacks. Contemporary vertical radiator. Wall mounted combination boiler servicing the central heating and hot water systems. Wood grain effect flooring. Sealed unit double glazed window to the rear. Obscure upvc double glazed and panelled door provides access to the garden. Ample dining space, breakfast bar and upvc double glazed double



doors provide access to the rear garden. Archway leads to:

SITTING ROOM 5.29m x 3.50m (17'4" x 11'6")

A light and spacious room with a feature bay window with upvc double glazing to the front. Feature focal point fireplace with living flame gas fire. Double central heating radiator.

FIRST FLOOR

LANDING

Stairs, landing and doorway leads to:

BEDROOM ONE 4.55m x 3.54m (14'11" x 11'7")

With central heating radiator. Upvc double glazed windows to the front elevation.

BEDROOM TWO 3.53m x 2.80m (11'7" x 9'2")

With central heating radiator. Upvc double glazed windows to the rear.

BEDROOM THREE 2.58m x 1.77m (8'6" x 5'10")

Having central heating radiator. Sealed unit double glazed window in upvc frames to front.

WELL APPOINTED FAMILY BATHROOM 3.47m x 2.00m (11'5" x 6'7")

With a recently fitted modern suite comprising vanity unit with built-in drawer system and ceramic sink unit with mixer tap in chrome. Low flush WC. P-shaped shower bath with bath mixer tap and wall mounted thermostatic mixer shower having contemporary rain effect shower head and additional hand-held attachment. Curved shower screen. Complementary ceramic wall tiling. Centrally heated chrome ladder

style towel rail. Slate tile effect vinyl floor covering. Obscure upvc double glazed window to the rear.

OUTSIDE

Directly to the rear of the property is an enclosed low maintenance garden with slabbed patio and lawned area. The timber garden shed and greenhouse are included in the let. To the side of the property is a most useful car port and the property is set back from the road behind a well stocked attractive foregarden with adjacent driveway providing ample off street car standing.

DEPOSIT

5 Weeks Rent.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. Strictly employed only. No smokers. No pets. 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.

DIRECTIONAL NOTE

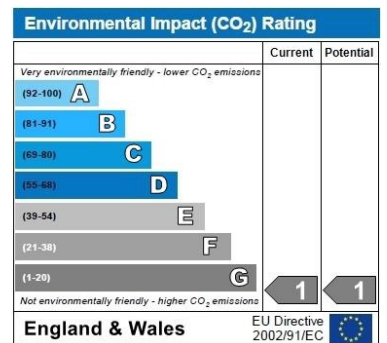
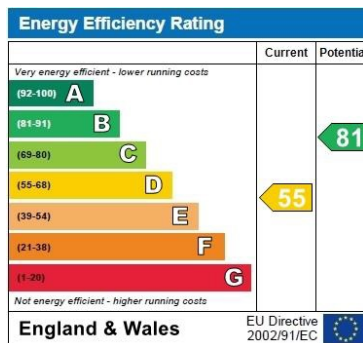
The approach from Derby City Centre is via the A6 travelling north, take the left hand turning into



Ferrers Way, take the first right turn into Barden Avenue and take the eventual turning left into Cavendish Avenue where the property is located on the right hand side as identified by our "To Let" board.

VIEWING

Strictly by appointment though Scargill Mann & Co - Derby Lettings Office 01332 206620.



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