



11 New Chestnut Place
Off Stenson Road
Derby
DE23 1JT

Per Calendar Month
£1,195 Per Calendar Month

- Entrance hall with guest cloakroom
- Superb open plan living space with lounge/dining room and kitchen off
- Three bedrooms and bathroom to first floor
- Good sized garden with side access
- Driveway providing off road parking for two vehicles
- Single garage
- VIEWING RECOMMENDED
- Gas central heating and double glazing
- LET & MANAGED BY SCARGILL MANN & CO

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

An opportunity to acquire this modern end townhouse in a quiet cul-de-sac conveniently located off Stenson Road in Derby. The property is set back behind its own tandem driveway leading to a single garage. There is access to the rear via the gate at the side of the property. To the rear is a good sized enclosed garden.

Internally the property is double glazing and gas centrally heated with hall, staircase to first floor with guest cloakroom and door to open plan living space with lounge/dining room with fitted kitchen off. Off the first floor landing access is gained to three bedrooms and a bathroom.

LOCATION

Located in the vibrant community of Littleover, the property is ideally situated close to schools, local amenities, and parks, making it an excellent choice for families and couples seeking a sense of community.

The property's location off Stenson Road gives easy access to a good range of amenities on Blagreaves Lane in nearby village centre and easy access on to the ring road, retail parks and the city centre.

ACCOMMODATION

ON THE GROUND FLOOR

Entrance door provides access to:

ENTRANCE HALL

Radiator, telephone point, staircase to first floor and door to:

GUEST CLOAKROOM

Comprising low flush w.c, wash hand basin.

SUPERB OPEN PLAN LIVING SPACE

7.3 x 4.5 (23'11" x 14'9")

LOUNGE/DINING AREA

Radiator, TV point, decorative coving, upvc double glazed french doors and matching windows to either side overlooking the garden.





KITCHEN AREA

U-shaped granite effect preparation surface with 1¼ stainless steel sink unit with mixer tap, base cupboard and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over, built in oven under, integrated fridge and fridge freezer, space suitable for washing machine, double glazed window to front.

ON THE FIRST FLOOR

LANDING

Doors off.

BEDROOM ONE

4.5 x 2.5 (14'9" x 8'2")

Radiator, fitted cupboard, double glazed window to front.

BEDROOM TWO

2.9 x 2.6 (9'6" x 8'6")

Radiator, double glazed window to rear.

BEDROOM THREE

2 x 1.9 (6'7" x 6'3")

Radiator, double glazed window to rear.



BATHROOM

2.4 x 1.9 (7'10" x 6'3")

Partly tiled with a white suite comprising, low flush w.c., pedestal wash hand basin, bath with integrated shower over, radiator, extractor fan, double glazed window to side.

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The property sits behind its own tandem driveway which leads to:

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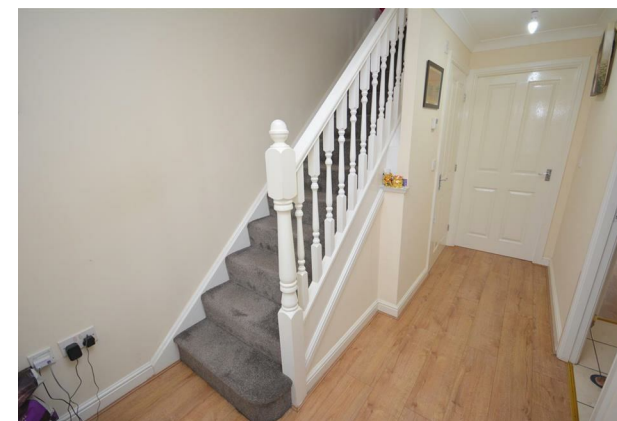
There is a gate to the side of the property leading to the good sized enclosed rear garden.

DIRECTIONAL NOTE

Heading from Derby city centre, take the A5250 Burton Road then onto the A5111 Warwick Avenue. At the roundabout take the third exit onto Stenson Road, chestnut place is located on the left hand side.

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From Derby proceed out of town heading south along Abbey Street joining Burton Road to the ring road, turn left onto Warwick Avenue down to the traffic island, turn right onto Stenson Road and eventually left into New Chestnut Place where the property will be located at the end on the left hand side.



ADDITIONAL INFORMATION

The property is to be let unfurnished. No smokers. Available from 3rd June 2023.

RENT £1195

HOLDING DEPOSIT £275

DEPOSIT £1375

PROPERTY CONSTRUCTION - Brick & Tile

ELECTRIC - Mains

GAS - Mains

WATER - Mains

SEWERAGE - Mains

HEATING - Gas Central Heating

BROADBAND - BT Openreach

Standard 17 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 1000 Mbps 220 Mbps

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!

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Strictly by appointment through Scargill Mann & Co - Derby office
01332 206620.



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