



34 Walthamstow Drive
Derby
DE22 4BR

£995 Per Calendar Month

- Recently refurbished
- New carpets throughout
- Quiet cul-de-sac location
- Let & Managed by Scargill Mann & Co

SCARGILL
MANN & CO

EST. 1995

GENERAL INFORMATION

Available TO LET recently refurbished, three bedroom property in the popular area of Mackworth. EPC C. Available Now.

The property in brief, comprises of a spacious lounge, large kitchen and utility area, three bedrooms. Three piece family bathroom with electric shower over bath. Low maintenance garden.

LOCATION

The property occupies a position in Mackworth, which has a comprehensive range of popular shops, cafés, gymnasiums and also within easy access of local schools and hospital.

ACCOMMODATION

ON THE GROUND FLOOR

HALLWAY

Brand new Carpet, Gas central Heating.

KITCHEN

3.42 x 3.03 (11'2" x 9'11")

Vinyl flooring, gas central heating. With stainless steel sink unit with mixer taps over, full range of base cupboards with work surfaces over, tiled surrounds, inset gas hob with extractor fan above, built-in electric oven, complimentary wall mounted cupboards, washing machine and dishwasher.





LOUNGE/DINER

6.37 x 4.58 (20'10" x 15'0")

Large lounge and dining area with brand new carpet and freshly decorated, gas central heating, well presented.

RECEPTION ROOM

3.47 x 3.10 (11'4" x 10'2")

Brand new carpet, freshly decorated. UPVC patio door to rear garden.

TO THE FIRST FLOOR

BEDROOM ONE

3.74 x 3.54 (12'3" x 11'7")

Large double, central heating radiator. Brand new carpet, freshly decorated.

BATHROOM

Modern bathroom with panelled bath with electric shower over. Low level WC and pedestal basin. New vinyl flooring.

BEDROOM TWO

4.62 x 2.54 (15'1" x 8'3")

Large double, central heating radiator. Brand new carpet, freshly decorated.



BEDROOM THREE

2.94 x 2.36 (9'7" x 7'8")

Single bedroom, central heating radiator. Brand new carpet, freshly decorated.

OUTSIDE & GARDENS

Driveway with space for one car. Large south facing low maintenance garden.

DIRECTIONAL NOTE

When approaching from Derby on the A52 take left turn onto Prince Charles avenue, at the roundabout take Brentford Drive and then onto Walthamstow Drive.

SPECIFIC REQUIREMENTS

The property is let unfurnished. 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.

ADDITIONAL INFORMATION

Property construction: Brick & Tile

Parking: Driveway



Electricity supply: MAINS -

Gas Supply: Mains

Water supply: MAINS - Severn Trent

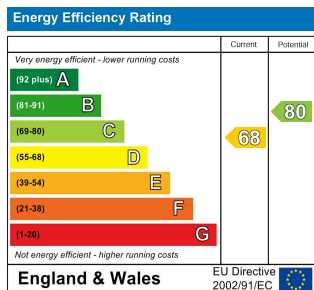
Sewerage: MAINS

Heating: Gas Central heating

Broadband type: BT Openreach, please check Ofcom website.

VIEWING

By prior appointment through Scargill Mann & Co 01332 206620.



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