

SCARGILL
MANN & CO

EST. 1995



83B Girton Way

Mickleover, Derby, DE3 9DG

£1,650 Per Calendar Month



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GENERAL INFORMATION

Mickleover offers a full and varied range of local facilities including comprehensive shopping, highly favoured local schools, regular bus services to Derby City centre, doctors surgery and leisure facilities. Excellent transport links are close by including easy access on to the A38 and A50 trunk roads leading to the M1 motorway. The property is convenient for the University of Derby, Royal Derby Hospital, Toyota and Rolls-Royce.

ACCOMMODATION

ENTRANCE HALL

With woodgrain effect flooring, central heating radiator, telephone jackpoint, useful understairs storage cupboard, alarm control panel and doorway leads to

GUEST CLOAKROOM

With the continuation of the flooring, low flush WC, pedestal wash hand basin with ceramic wall tiling, radiator and obscure double glazed window to the front elevation. Doorway from the hall leads to

SITTING ROOM

17'2" x 11'2" (5.25 x 3.41)

With TV aerial point, telephone jackpoint, two central heating radiators and upvc double glazed window to the front. Double doors lead to

DINING ROOM

3.29 x 2.81

With central heating radiator, TV aerial point and upvc double glazed double doors leading to the rear garden. Doorway leads to

BREAKFAST KITCHEN

12'3" x 10'8" (3.74 x 3.27)

With woodgrain effect flooring, central heating radiator, ample dining space and a range of fitted base, wall and drawer units with matching cupboard fronts with integrated appliances to include refrigerator, freezer and dishwasher.

Double integrated electric fan assisted oven and built in four ring gas hob with stainless steel backplate and extractor canopy with variable speed fan and lighting over. Roll edge granite effect laminated work surfaces with inset one and a half basis stainless steel sink unit and draining board, matching upstands, recess spotlighting and upvc double glazed window to the rear. Doorway leads to

UTILITY ROOM

With the continuation of the woodgrain effect flooring. Range of base and wall storage units, roll edge granite effect worktop with inset stainless steel sink unit and draining board. Matching upstands and cupboard housing the gas boiler servicing the central heating system. Plumbing suitable for an automatic washing machine. Central heating radiator, composite obscure double glazed and panelled door provides access to the rear garden and solid panelled door leads to

INTEGRAL GARAGE

5.33 x 2.74

With metal up and over door, power and lighting.

TO THE FIRST FLOOR

PRINCIPAL BEDROOM

14'7" x 12'5" (4.45 x 3.79)

With built in wardrobes having sliding mirrored doors. Telephone jackpoint, TV aerial point, radiator and upvc double glazed windows to the rear. Doorway leads to

LUXURY EN-SUITE

With ceramic floor and wall tiling, double shower cubicle with thermostatic mixer shower, pedestal wash hand basin and low flush WC, centrally heated ladder style towel rail, recess spotlighting, extractor fan and obscure double glazed window to the rear.

BEDROOM TWO

11'0" x 10'7" (3.36 x 3.23)

With central heating radiator and upvc double glazed windows to the rear.

Tel: 01332 206620

BEDROOM THREE

11'2" x 9'0" (3.41 x 2.75)

With radiator and double glazed windows to the front.

BEDROOM FOUR

11'2" x 9'3" (3.41 x 2.83)

With radiator and upvc double glazed window to the front.

WELL APPOINTED FAMILY BATHROOM

With complementary ceramic floor and wall tiling. Full suite in white to include pedestal wash hand basin, low flush WC and panelled bath. Enclosed shower cubicle with thermostatic mixer shower. Wall mounted ladder style centrally heated towel rail, extractor fan, recess spotlighting and obscure double glazed window to the side.

OUTSIDE & GARDENS

Directly to the rear of the property is an enclosed lawned garden with patio. To the front is a lawned foregarden with adjacent driveway providing ample off street car standing and turning space leading to the single garage.

DIRECTIONAL NOTES

From Derby proceed via the main Uttoxeter Road travelling towards Mickleover. On entering Mickleover take a right turn into Western Road, take the first turning right into Girton Way, following the road round before turning right into Magdalene Drive, proceed to the end of Magdalene Drive, turning left into Girton Way where the property will be located on the right hand side.

SPECIFIC REQUIREMENTS

The property is to be let unfurnished. No smokers. Available from 31st December 2024,

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

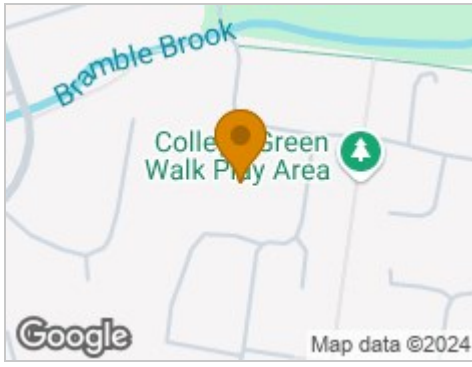
Broadband type: BT Openreach, Virgin Media, up to 1000 Mbps. Please check Ofcom website.

VIEWING

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



Road Map



Hybrid Map



Terrain Map



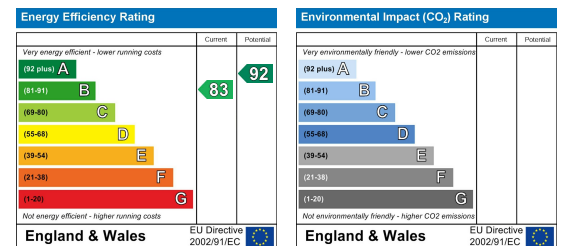
Floor Plan



Viewing

Please contact our Derby 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.