



## 7 Acresview Close

Allestree, Derby, DE22 2AY

**£1,795 Per Calendar Month**



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### GENERAL INFORMATION

Enjoying a quiet cul-de-sac position, this modern four bedroom detached family residence, offers up to date living accommodation and is to be let on an unfurnished basis.

This light and spacious family home, boasts both gas fired central heating and double glazing, the accommodation briefly comprises, entrance hall, guest cloakroom, sitting room with feature fireplace, well-appointed dining kitchen, utility room and spacious conservatory.

To the first floor, the principal bedroom has both built-in wardrobes and a recently fitted luxury en-suite. Three further double bedrooms, all with built-in wardrobes and a well-appointed family bathroom.

To the rear of the property, is an attractive enclosed garden with sizeable decking area, ideal for alfresco dining and entertaining.

The property is set back from the road behind a double width driveway providing ample off-street car standing and leading to a single integral garage.

### LOCATION

### ACCOMMODATION

### ON THE GROUND FLOOR

#### ENTRANCE HALL

With inset doormat and wood grain effect laminate flooring, double central heating radiator, telephone jack point, sealed unit obscure double glazed composite entrance door and useful store cupboard.

#### GUEST CLOAKROOM

With a continuation of the wood grain effect laminate flooring, low flush w.c., pedestal wash hand basin, central heating radiator, extractor fan, tiled splashbacks and recessed spot lighting.

#### SITTING ROOM

17'10" x 10'7" (5.45 x 3.25)

With feature fireplace incorporating a living flame pebble effect gas fire and feature surround. One double central heating radiator and a further single radiator, UPVC double glazed bay window to the front, TV aerial point, telephone jack point and doorway leads to:-

#### OPEN PLAN KITCHEN DINING ROOM

20'5" x 12'9" (6.24 x 3.90)

#### KITCHEN AREA

Comprising, a range of quality base, wall and drawers all with

matching cupboard and drawer fronts, roll edge granite effect laminated preparation surfaces with inset 1½ basin stainless steel sink unit and draining board, mixer tap in chrome, integrated electric fan assisted oven and grill and inset four ring gas hob with integral extractor hood having variable speed fan and lighting over. Built-in dishwasher, complementary ceramic wall tiling and ceramic flooring. Built-in wine rack.

#### DINING AREA

With a continuation of the ceramic flooring, double central heating radiator, doorway through to the hall and further doorway. Sealed unit double glazed double doors provide access to:-

#### CONSERVATORY

16'0" x 11'9" (4.89 x 3.59)

With wood grain effect laminate flooring, feature ceiling fan light, UPVC double glazed windows to both side and rear elevations and sealed unit double glazed double doors provide access onto the rear garden and decking. State of the art hot air heating system.

#### UTILITY ROOM

Continuation of the ceramic flooring, range of fitted base and wall storage units with matching cupboard fronts, roll edge granite effect work surfaces, complementary tiled splashbacks, recently installed gas combination boiler which services the central heating and hot water systems, plumbing suitable for an automatic washing machine and further appliance space suited to a dryer. Composite obscure double glazed and panelled door provides access to the rear garden and further doorway provides access to the integral garage.

### TO THE FIRST FLOOR

#### LANDING

With useful airing cupboard, central heating radiator and doorway leads to:-

#### PRINCIPAL BEDROOM

13'10" x 12'6" (4.24 x 3.82)

With a range of built-in wardrobes, contemporary panel radiators, feature Juliet balcony with sealed unit double glazed double doors, sealed unit double glazed window to the front. Doorway leads to:-

#### WELL -APPOINTED EN-SUITE

With a stylish suite including close coupled w.c., vanity unit with ceramic wash hand basin and mixer tap in chrome, walk-in shower with thermostatic mixer shower and additional rain effect shower system, complementary wall and floor tiling, centrally heated ladder

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style towel rail and obscure sealed unit double glazed window to the side, extractor fan and recessed spot lighting and illuminated mirror.

### **BEDROOM TWO**

15'10" x 8'9" (4.83 x 2.68)

Built-in wardrobes, double central heating radiator, TV aerial point and sealed unit double glazed window to the front.

### **BEDROOM THREE**

11'10" x 8'6" (3.63 x 2.61)

With built-in wardrobes, radiator, telephone jack point, TV aerial point and sealed unit double glazed window with pleasant aspect to the rear.

### **BEDROOM FOUR**

10'9" x 8'9" (3.28 x 2.69)

With built-in wardrobes, wood grain effect laminate flooring, central heating radiator and sealed unit double glazed window in UPVC frame with pleasant views to the rear elevation.

### **WELL-APPOINTED FAMILY BATHROOM**

With wood grain effect flooring and full suite comprising, panelled bath, low flush w.c., pedestal wash hand basin, shower cubicle with bi-fold door and thermostatic mixer shower, complementary ceramic wall tiling, shaving point, recessed spot lights, extractor fan and obscure double glazed window to the rear.

### **OUTSIDE & GARDENS**

The property is set back from the quiet cul-de-sac behind a lawned fore garden with adjacent driveway providing off-street car standing for two vehicles and providing access to:-.

### **SINGLE INTEGRAL GARAGE**

To the rear of the property, is an enclosed garden with spacious

decking area, ideal for alfresco dining and entertaining, lower level low maintenance lawn with well stocked borders.

### **DIRECTIONAL NOTE**

The approach from Derby is via Kedleston Road and upon entering Allestree turn right onto Allestree Lane, at the junction turn left onto Blenheim Drive. Past the local shops on the right hand side, take the first turning right into Sherroside Close, follow the road around taking the right hand turning into Middlefield Close and past the open green on the left hand side, take the right hand turning into Acresview Close, proceed into the cul-de-sac taking the left hand turning and the property will be located on the left hand side.

### **SPECIFIC REQUIREMENTS**

The property is to be let unfurnished. Strictly employed only. No smokers. Available from 10th March 2025.

### **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**

By prior appointment through Scargill Mann & Co on 01332 206620.



## Road Map



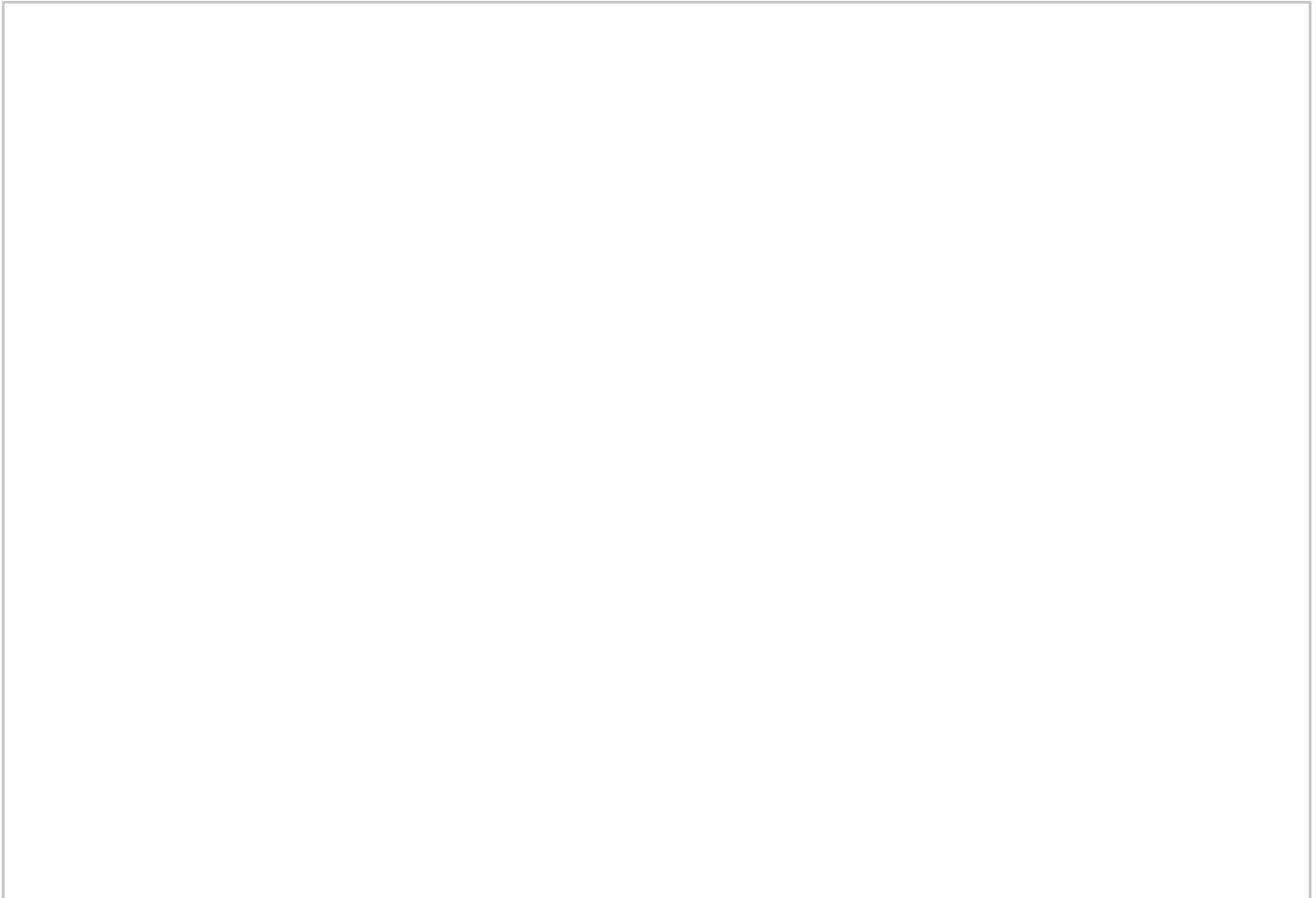
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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