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17 Bridgeness Road

Heatherton Village, Derby, DE23 3UJ

**£1,150 Per Calendar Month**





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Heatherton Village, Derby, DE23 3UJ

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### GENERAL INFORMATION

Enjoying a highly favoured location within easy access to major transport links and local amenities, this well-presented three bedroom semi-detached family home, offers up to date living accommodation, with the added benefit of recently fitted UPVC double glazing throughout.

The property has gas central heating and the tastefully decorated living accommodation comprises in brief, entrance hall, sitting room with feature fireplace, dining room with double doors to the garden, well-appointed kitchen with integrated appliances to include, refrigerator, freezer, double oven, automatic washing machine and dishwasher.

To the first floor, there are two double bedrooms and a third single bedroom, a well-appointed family bathroom with full suite and shower over the bath.

To the rear of the property, is a low maintenance, enclosed garden mainly laid to lawn with decked area.

The property is set back from the road, behind a low maintenance foregarden with adjacent driveway providing ample off-street car standing.

### LOCATION

Heatherton Village is a very popular and convenient development situated approximately 1 mile from Littleover Village which offer a comprehensive range of shops, supermarket, public houses/restaurants and petrol station. Heatherton Village itself offers general shops, public houses and regular bus services.

Excellent educational facilities are nearby to include reputable primary school and within the noted Littleover School catchment area. Private education can be found at Derby High School for Girls and Derby Grammar School for Boys which are situated close by.

There are excellent transport links with fast access on to the A38 and A50 leading to the M1 motorway. Local recreational facilities nearby include Mickleover Golf Course. The location is extremely convenient for Rolls Royce, Royal Derby Hospital, Toyota and the University of Derby.

### ACCOMMODATION

### ON THE GROUND FLOOR

#### ENTRANCE HALL

With wood grain effect laminate flooring, composite sealed unit double glazed entrance door, central heating radiator, UPVC double glazed window to the side, stairway leading to the first floor and doorway leads to:

#### SITTING ROOM

13'5" x 13'1" (4.09m x 4.00m)

Feature focal point fireplace with contemporary living flame effect with pebble display fire, double central heating radiator, UPVC double glazed bow bay window to the front elevation, useful understairs storage cupboard and doorway leads to:

#### DINING ROOM

9'9" x 9'0" (2.99m x 2.76m)

Ceramic floor tiling, two double central heating radiators and UPVC double glazed double doors provide access to the rear garden and decking area. Archway leads to:

#### WELL-APPOINTED KITCHEN

9'2" x 6'11" (2.80m x 2.13m)

Continuation of the ceramic flooring, range of fitted base, wall and drawer units having matching cupboard fronts with long bar chrome handles, integrated appliances include the refrigerator, freezer, built-in double Bosch oven, automatic washing machine and dishwasher, roll edge laminate granite effect preparation surfaces with inset stainless steel sink unit and draining board with contemporary mixer tap, built-in four ring gas hob with stainless steel and glass extractor hood having variable speed fan and lighting over, complementary ceramic wall tiling and UPVC double glazed window to the rear elevation.

### TO THE FIRST FLOOR

#### LANDING

With useful storage cupboard having slatted pine shelving and UPVC double glazed window to the side.

#### BEDROOM ONE

11'2" x 9'4" (3.42m x 2.86m)

With central heating radiator, UPVC double glazed window to the front and contemporary recessed spotlights.

Tel: 01332 206620

## **BEDROOM TWO**

9'8" x 9'4" (2.96m x 2.87m)

With central heating radiator and UPVC double glazed window to the rear elevation.

## **BEDROOM THREE**

6'8" x 7'8" (2.04m x 2.35m)

Central heating radiator and UPVC double glazed window to the front elevation.

## **FAMILY BATHROOM**

With well-appointed suite comprising, low flush w.c., pedestal wash hand basin with mixer tap and p-shaped shower bath with curved shower screen and thermostatic mixer shower, mixer tap and hand held shower attachment, complementary ceramic floor and wall tiling, recessed spotlights, ladder style centrally heated towel rail, shaving point and obscure UPVC double glazed window to the rear elevation.

## **OUTSIDE & GARDENS**

A low maintenance lawned, enclosed garden can be found to the rear with timber decking, seating area and garden shed.

The property is set back from the road behind a low maintenance foregarden with adjacent driveway providing ample off-street car standing.

## **DIRECTIONAL NOTE**

Leaving Derby City centre via Burton Road pass across the junction with Derby ring road and pass through Littleover Shops. At the traffic island continue ahead onto Pastures Hill

and at the first traffic island continue straight ahead onto Rykneld Road. At the next traffic island take the left turn onto Hollybrook Way and take a left hand turning into Bridgeness Road.

## **SPECIFIC REQUIREMENTS**

The property is to be let unfurnished. No smokers. Available

## **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**

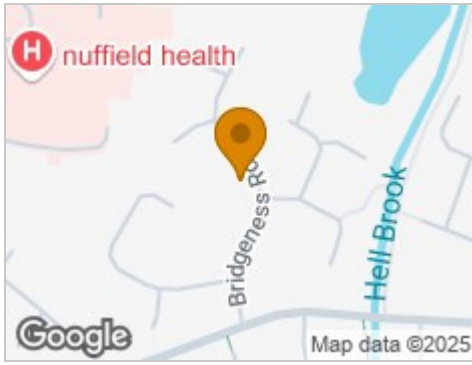
5 Weeks Rent.

## **VIEWING**

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



## Road Map



## Hybrid Map



## Terrain Map



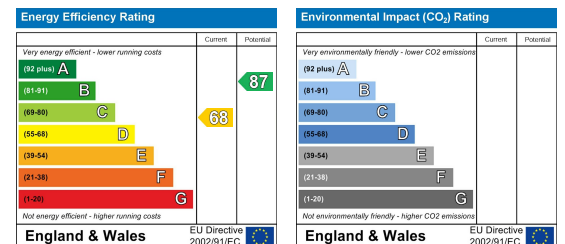
## Floor Plan



## 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



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.