

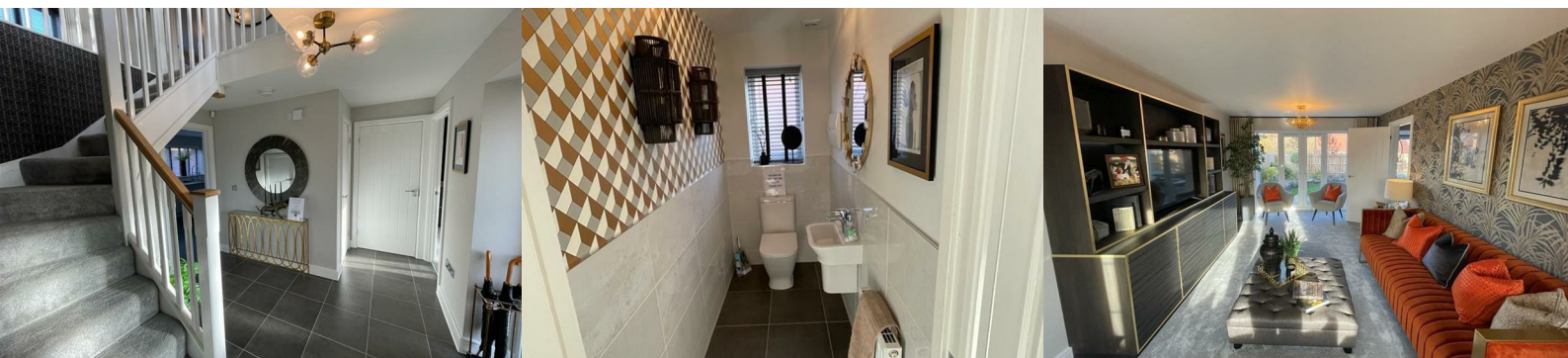


## 1 Daubenton Way, Littleover, Derby, DE23 4DD

**£2,200 Per Calendar**



This four bedroom detached former show home is now offered as high quality rented accommodation in this splendid location on a small modern development.



The beautifully presented and upgraded accommodation provides efficient gas central heating along with UPVC double glazing and briefly comprises, entrance hallway with cloakroom WC, large living room, open plan dining kitchen with Smeg integrated appliances, utility room and useful separate study.

To the first floor are four well-proportioned bedrooms, the principal with en-suite, three bedrooms having fitted wardrobes, finally the main four piece bathroom suite.

Externally there is a double width and depth driveway leading to two garages. The garden is enclosed having a side gate, patio and lawn.

Located in the Haven Baulk Lane area of Littleover, neighbouring Mickleover, the property is well placed for access to many local shopping facilities, the noteworthy Littleover community school on Pastures Hill along with private schooling, Derby Royal Hospital and city centre.

A superb home and location.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Entering the property into a welcoming hallway with stairs leading to the first floor and accessing all principal ground floor rooms.

CLOAKROOM

7'7" x 3'6" (2.31m x 1.07m)  
With low-level WC and wash hand basin.

LIVING ROOM

20' x 11'6" (6.10m x 3.51m)  
A generous room for the family having a front facing bay window, French doors into the garden and media connections.

STUDY

11'2" x 9'10" (3.40m x 3.00m)  
A useful separate room, perfect for home workers.

DINING KITCHEN

20'11" max x 14'6" max (6.38m max x 4.42m max)  
An impressive open plan room with plentiful kitchen and dining space.

The kitchen is fitted with an excellent range of store units along with integrated appliances by Smeg including, a stainless steel electric oven, 5 ring hob and extractor fan.

UTILITY ROOM

7'7" x 5'3" (2.31m x 1.60m )  
With space for laundry appliances and side door.

FIRST FLOOR

LANDING

BEDROOM ONE

14'3" x 11'2" (4.34m x 3.40m)  
Spacious with fitted wardrobes.

EN-SUITE

6'5" x 5'6" (1.96m x 1.68m)  
With shower, wash hand basin and WC.

BEDROOM TWO

9'9" x 9'7" (2.97m x 2.92m)  
A further generous double bedroom with fitted wardrobes.

BEDROOM THREE

11'1" x 9'8" (3.38m x 2.95m)  
A further generous double bedroom with fitted wardrobes.

BEDROOM FOUR

9'11" x 9'7" (3.02m x 2.92m)  
A fourth double bedroom.

BATHROOM

11'7" x 6'5" (3.53m x 1.96m)  
Appointed with a four piece suite comprising a bath, separate shower cubicle, wash hand basin and WC.

OUTSIDE

Externally there is a double width and depth driveway leading to two garages. The garden is enclosed having a side gate, patio and lawn.

PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

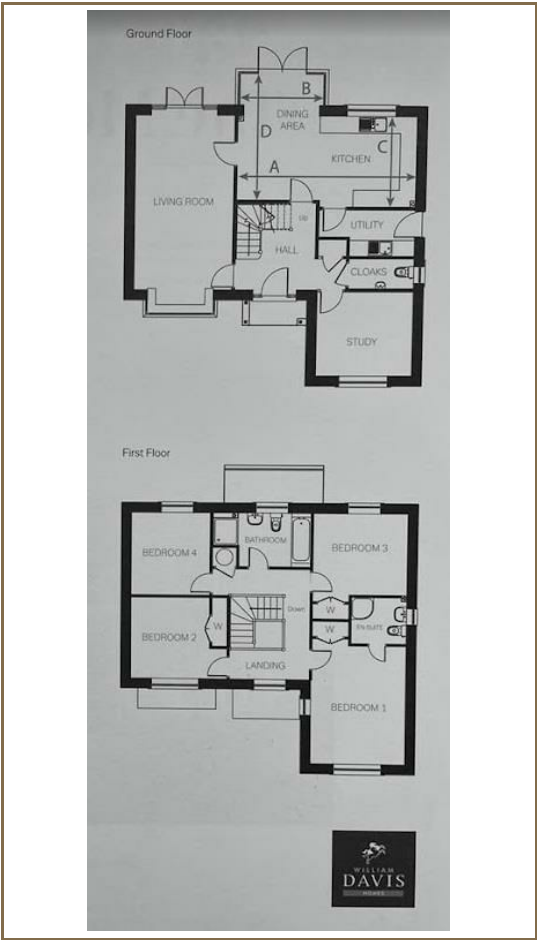
- (1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You

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 firms employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list off referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)

Area Map



Floor Plans



Energy Efficiency Graph

