



11 Elderflower Close, Mickleover, Derby, DE3 0FQ

£975 Per Calendar



A smartly presented two bedroom semi-detached property located in this highly popular modern development.



The gas centrally heated and UPVC double glazed accommodation in brief comprises, entrance hallway with stairs leading to the first floor, cloakroom WC, fitted kitchen including an oven gas hob and fridge freezer, spacious living room with French doors. To the first floor is the spacious main bedroom with a built-in wardrobe and cupboard, generously sized second bedroom and bathroom with shower over bath.

Externally the property has a long side driveway providing off-road parking, neat front garden and covered storm porch, the rear garden is enclosed having a patio and lawn.

The property is located at the end of Station Road close to open countryside, with ease of access to both Derby and Ashbourne. Locally there is a good range of amenities found within Mickleover Centre. There is also the nearby Derby Royal Hospital and A38 and A52 road networks.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Main front door, vinyl flooring, stairs to first floor, radiator.

CLOAKROOM

4'9" x 3'2" (1.45m x 0.97m)

Low level WC and wash hand basin, vinyl flooring, UPVC double glazed window, radiator.

KITCHEN

11'7" x 6'3" (3.53m x 1.91m)

Appointed with a modern range of wall and base units with matching cupboard and drawer fronts, laminate work surfaces and matching splashback, stainless steel sink and drainer, electric oven, gas hob and an extractor fan over, fridge freezer, space for a washing machine, front facing UPVC double glazed window with vertical blinds, radiator.

LIVING ROOM

14'4" x 10'9" (4.37m x 3.28m)

A spacious reception room with ample space for dining and lounge furniture, wood effect vinyl floor covering, media connections, under stairs store cupboard, UPVC double glazed French doors with vertical blinds lead to the rear garden, radiator.

FIRST FLOOR

LANDING

UPVC double glazed window.

BEDROOM ONE

12'5" x 11'3" (3.78m x 3.43m)

Having a built-in wardrobe with sliding mirror doors, a further deep store cupboard, UPVC double glazed window to the front elevation with vertical blinds, radiator.

BEDROOM TWO

11'3" x 7'7" (3.43m x 2.31m)

A second generous bedroom having a rear facing UPVC double glazed window with vertical blinds, radiator.

BATHROOM

6'7" x 5'7" (2.01m x 1.70m)

Appointed with white three piece suite comprising a panelled bath with shower over, tiled walls and shower screen, wash basin and WC, vinyl flooring, deep tiled sill, UPVC double glazed window, extractor fan, radiator.

OUTSIDE

Externally the property has a long side driveway providing off-road parking, neat front garden and covered storm porch, the rear garden is enclosed having a 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 must verify the dimensions carefully to satisfy yourself of their accuracy.

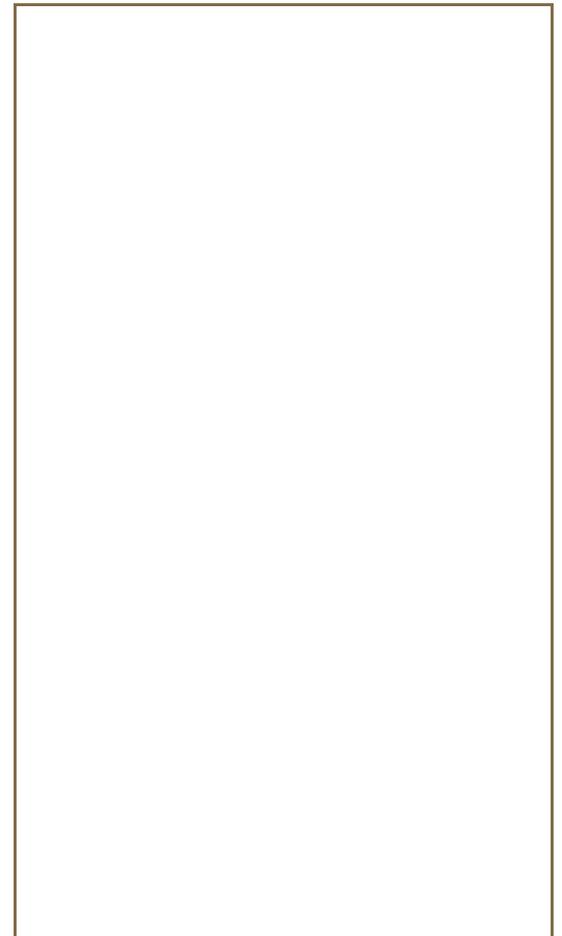
(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

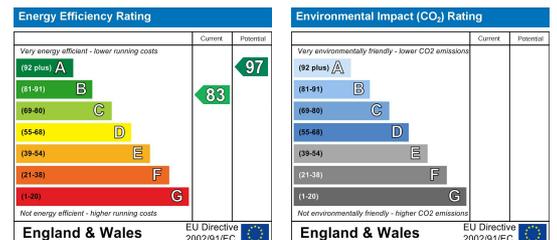
Area Map



Floor Plans



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 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