



## 18 Middlefield Close, Allestree, Derby, DE22 2HP

**£1,845 Per Calendar**



An executive and quality modern detached four bedroom family home located on this highly sought after development within close proximity to all amenities within Allestree.



# 18 Middlefield Close, Allestree, Derby, DE22 2HP

**£1,845 Per Calendar Month**



## GROUND FLOOR

### SPACIOUS RECEPTION HALLWAY

Front door, laminate flooring, stairs to the first floor with useful cupboard beneath, telephone port, radiator.

### GUEST CLOAKROOM

Low level wc corner wash basin, laminate flooring, extractor fan and radiator.

### STUDY

10'1" x 8'2" (3.07m x 2.49m)

Upvc double glazed window, TV aerial, Telephone port, radiator.

### DINING ROOM

12'11" x 8'1" (3.94m x 2.46m)

Accessed via twin glazed doors, Upvc double glazed window, radiator.

### LOUNGE

16'10" x 12'2" (5.13m x 3.71m)

The focal point being a flame gas fire with marble surround and hearth, side and rear upvc double glazed windows, two radiators, TV aerial, Telephone port and Sky cable, Upvc double glazed twin doors open to:

### LARGE CONSERVATORY

16'10" x 10'5" (5.13m x 3.18m)

Of brick base construction with a plentiful amount of upvc double glazed doors and windows allowing for good levels of natural light to enter, also having fitted blinds and radiator.

## DINING KITCHEN WITH UTILITY AREA

19' x 10'11" (5.79m x 3.33m)

Fitted in an 'L' shape arrangement with a good range of wall and base units with matching cupboard and drawer fronts, laminate work top and tiled splash back. Stainless steel sink and drainer, stainless steel electric oven, gas hob and extractor fan over, integrated dishwasher, fridge and freezer, tiled floor, upvc doors to the conservatory.

### UTILITY AREA

Positioned at the opposite end of the kitchen with matching units, space for a washing machine and tumble dryer, stainless steel sink and drainer.

## FIRST FLOOR

### LANDING

A dog leg staircase with Upvc double glazed window and deep sill halfway leads to the landing with airing cupboard, loft access and radiator.

### MASTER BEDROOM

17'1" x 12'3" (5.21m x 3.73m)

Three Upvc double glazed windows all with different perspectives, TV aerial, Telephone port, built in wardrobes and two radiators.

### ENSUITE

Beautifully tiled with a double width shower enclosure and main shower, low level w and wash hand basin, chrome towel radiator,

Upvc double glazed window and extractor fan.

### **DOUBLE BEDROOM**

11'4" x 10'7" (3.45m x 3.23m)

Upvc double glazed window, built in wardrobes, TV aerial, radiator.

### **DOUBLE BEDROOM THREE**

13'11" x 8'6" (4.24m x 2.59m)

Upvc double glazed window, built in wardrobes, TV aerial, radiator.

### **GOOD SIZED SINGLE BEDROOM**

10'10" x 8'6" (3.30m x 2.59m)

Upvc double glazed window, built in wardrobes, radiator.

### **FAMILY BATHROOM**

8'6" x 6'7" ( 2.59m x 2.01m)

White four piece suite comprising, bath, low level wc, wash hand basin, separate shower cubicle with mains shower, tiled surrounds and floor, chrome towel radiator, upvc double glazed window and extractor fan.

### **OUTSIDE**

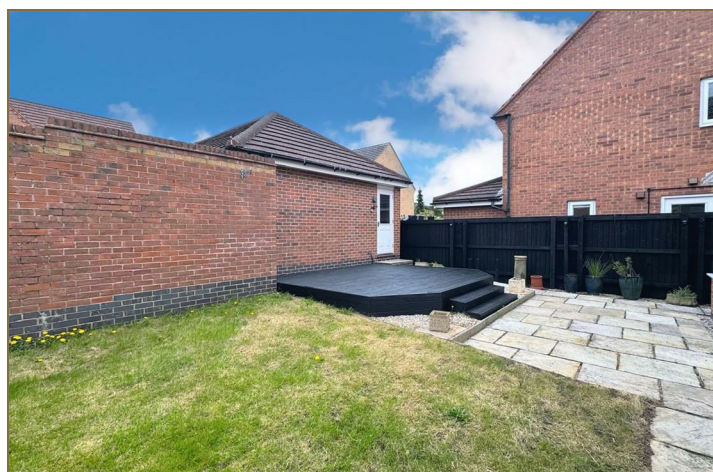
The rear garden contains a lawn, paved patio and decking. Access can also conveniently be sought to the front of the property also into the garage. Pleasant landscaped fore garden with decorative chippings and small area of Lawn.

A Tarmac driveway provides parking for two cars and leads to a SINGLE GARAGE with power, light and up and over main door.

### **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.





Road Map



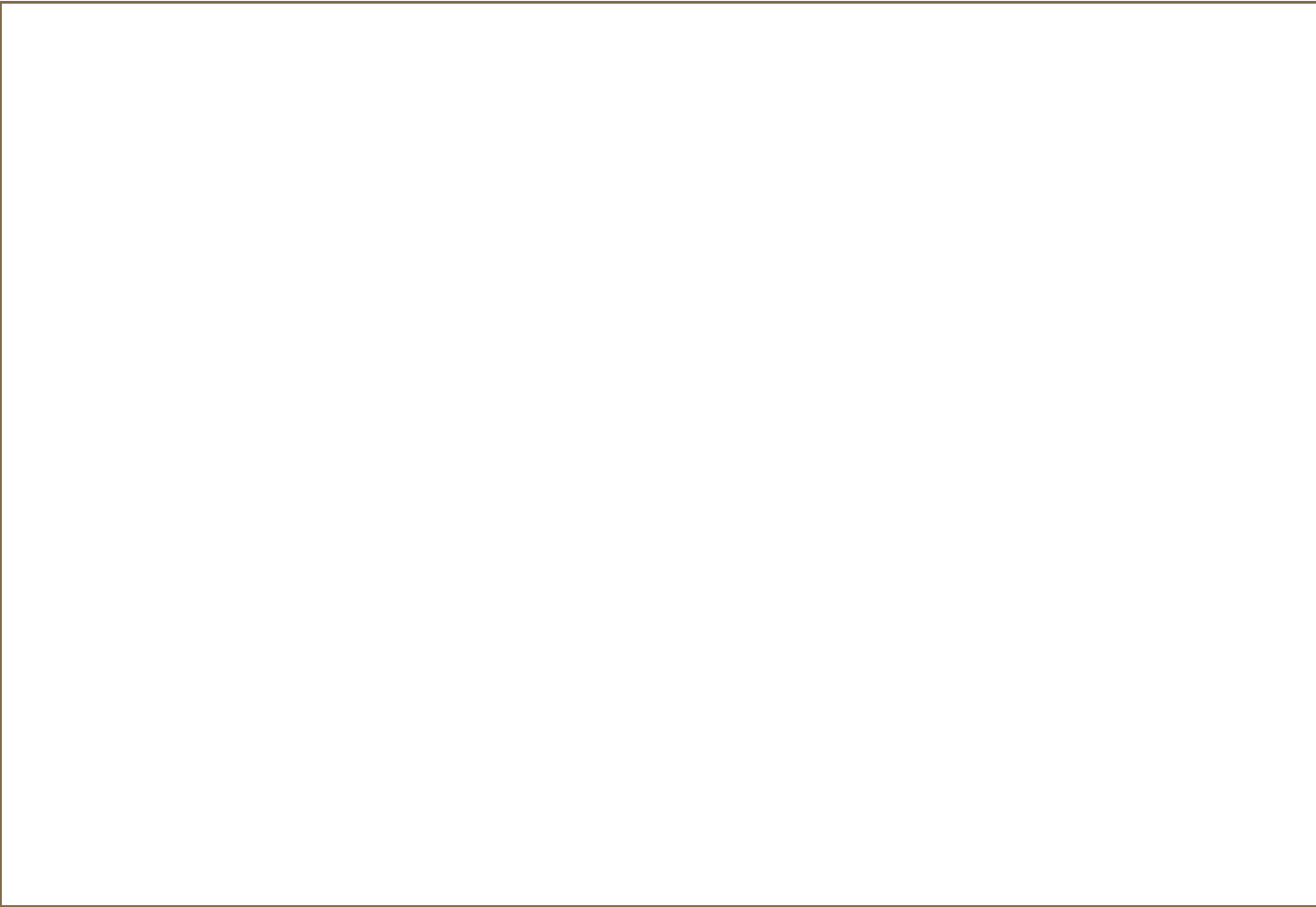
Hybrid Map



Terrain Map



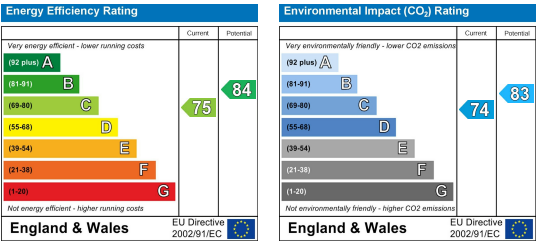
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 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 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)