Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

18 Middlefield Close, Allestree, Derby, DE22 2HP

£1,845 Per Calendar

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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.

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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

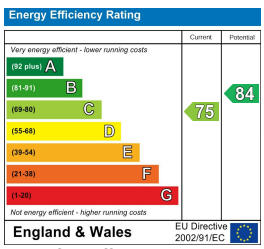
Terrain Map

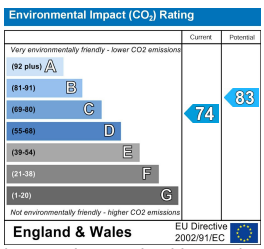
Floor Plan

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





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