



1 Woodstock Close, Allestree, Derby, DE22 2LP

£1,500 Per Calendar



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The current landlord has spent considerable time and effort into the modernisation and improvement of this property which must be seen to be fully appreciated. Benefitting from being recently decorated with new carpets and selected appliances, the accommodation briefly comprises an entrance hall with staircase leading to the first floor and cloakroom, lounge, dining room and large refitted kitchen with integrated appliances. Personal door to garage.

To the first floor are four good sized bedrooms and a refitted bathroom with bath and separate shower cubical.

Outside the house boasts a large mature garden which has been laid to lawn with a range of mature trees and to the front there is a tarmacadam driveway with access to a garage.

Allestree is a much sought after residential location and this house benefits from being directly opposite the very popular Woodlands Secondary School. The shops at Blenheim Parade are only a short walk away and the house is within easy reach of the Park Farm Shopping Centre which is a real attraction for the residents of Allestree.

The house is within easy reach by bus or car of the vibrant Derby city centre and a short walk from Allestree Park.

The house is well positioned for ease of access to the ring road and A38 giving access to the M1 corridor.

ACCOMMODATION

Entering the property through double glazed front door into:

ENTRANCE HALL

Spacious entrance hall with galleried staircase leading to the first floor and frosted double glazed window, overlooking the front elevation, which makes the space particularly bright and airy. Laminate floor and radiator.

CLOAKROOM

Recently refitted with a low level WC, wash handbasin with mixer tap and radiator.

LOUNGE

14'3 x 10'5 (4.34m x 3.18m)

With double glazed window to the front elevation, radiator, laminated floor and wooden dado rail.

DINING ROOM

10'9 x 8'9 (3.28m x 2.67m)

With two double glazed windows, radiator, laminate floor and wooden dado rail.

KITCHEN

18'1 x 10'1 (5.51m x 3.07m)

The large kitchen is a focal point of the property and must be seen to be fully appreciated. Having been recently refitted it benefits from a range of work surface/preparation areas, wall and base cupboards, an integrated oven, gas hob and extractor. The kitchen has a range of appliances including a washing machine, tumble dryer, dishwasher and there is a fridge freezer. The room has a tiled floor, complimentary tiled walls, radiator, double glazed door to the rear elevation and personal door leading to the garage.

TO THE FIRST FLOOR

LANDING

With large storage cupboard.

BEDROOM ONE

18'1 x 10'5 (5.51m x 3.18m)

With window to the front and side and radiator.

BEDROOM TWO

12'3 x 10'3 (3.73m x 3.12m)

With double glazed window and radiator.

BEDROOM THREE

12'3 x 7'9 (3.73m x 2.36m)

With double glazed window and radiator.

BEDROOM FOUR

8'5 x 7'9 (2.57m x 2.36m)

With double glazed window and radiator.

BATHROOM

5'4 x 8'4 (1.63m x 2.54m)

Recently refitted to include a low level WC, pedestal wash hand basin and bath. Separate shower cubicle with glazed screen, frosted window, complimentary tiling and radiator.

OUTSIDE

A particular feature of the property is its corner plot which boasts a large lawn garden to the rear with a range of well stocked borders. To the front elevation there is a further garden running around the side of the property and a tarmacadam driveway leading to a:

SINGLE INTEGRAL GARAGE

7'9 x 7'2 (2.36m x 2.18m)

With up and over door, power, light and wall mounted boiler providing domestic hot water and central heating.

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.

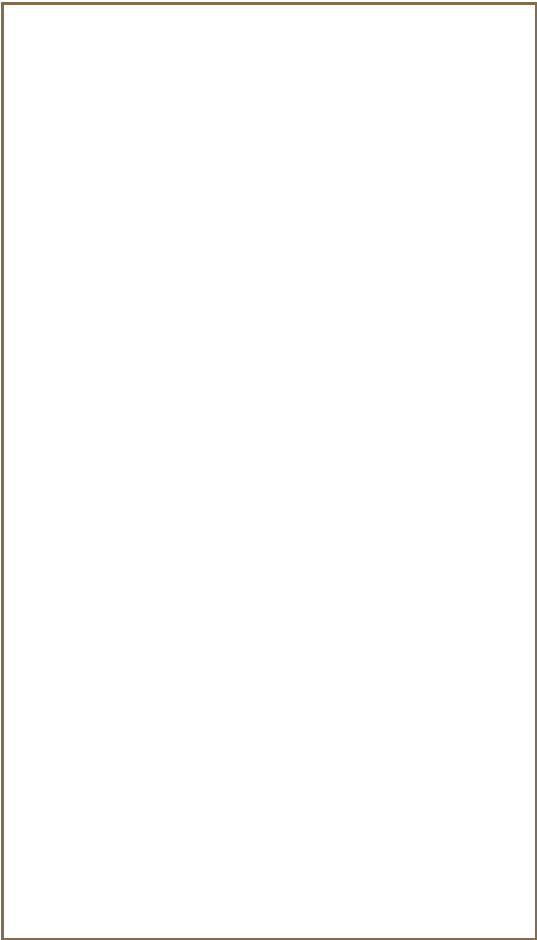
The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a decision to let the property and calls into question your suitability as a tenant

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

Area Map



Floor Plans



Energy Efficiency Graph

