



## 43 Martha Road, Derby, DE22 4PB

**£2,000 Per Calendar  
Month**



Situated in the heart of Derby, this is a beautifully appointed five bedroom detached modern family home which benefits from gas central heating, double glazing and gardens to both the front and rear.



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Internally the spacious accommodation briefly comprises a large entrance hall with ground floor cloakroom, lounge and large dining kitchen/living area which runs the full length of the rear of the property and is a particular feature of the house. To the first floor are five good sized bedrooms, two of the bedrooms with en-suite facility and a family bathroom.

Outside the property benefits from a lawned garden to the rear and to the front there is a driveway leading to a double garage.

This new development of properties, situated on the outskirts of Derby is perfectly located for the vibrant city centre of Derby with its wealth of bars, restaurants and the Derbion shopping centre. The house is within easy reach of the A38 giving onward travel to the A50, A52 and M1 corridor.

Properties in this location rarely become available to let and viewing is recommended at the earliest opportunity.

## ACCOMMODATION

Entering the property through front door into:

### ENTRANCE HALL

Spacious entrance hall with staircase leading to the first floor and radiator.

### CLOAKROOM

With low level WC, wash hand basin and radiator.

## LOUNGE

11'9" x 17'2" (3.58m x 5.23m)

(Measurement taken to the centre of the bay window)

With walk in bay window overlooking the front elevation and radiator.

## DINING/LIVING KITCHEN

33'6" x 9'4" (10.21m x 2.84m)

Running the full length of the rear of the property, this room is a particularly impressive feature and must be viewed to be fully appreciated. The room has a kitchen area, dining area and an area set aside as a living space with two individual French doors leading to the garden.

The kitchen has a range of work surfaces/preparation areas, wall and base cupboards and an integrated double oven, hob and extractor over. The room has a stainless steel sink unit with drainer and there is an integrated fridge, integrated freezer, integrated dishwasher and space for a further freestanding freezer.

The middle area of the room is set aside as a dining area and to the far end of the room there is an additional space which would be ideal for occasional furniture.

## UTILITY ROOM

6'3" x 8'11" (1.91m x 2.72m)

With a range of work surface/preparation areas, stainless steel sink unit, space for a washing machine, space for drier and door leading to the rear.



## TO THE FIRST FLOOR

### LANDING

With access to loft.

### BEDROOM ONE

15'11" x 14' (4.85m x 4.27m)

With two double glazed windows overlooking the front elevation and two radiators.

### EN-SUITE SHOWER ROOM

With low level WC, wash hand basin and shower cubicle with glazed screen.

### BEDROOM TWO

14'6" x 10' (4.42m x 3.05m)

With double glazed window and radiator.

### EN-SUITE SHOWER ROOM

(Maximum measurement into shower cubicle)

With low level WC, wash hand basin and shower cubicle with glazed screen.

### BEDROOM THREE

11'7" x 10' (3.53m x 3.05m)

With double glazed window and radiator.

### BEDROOM FOUR

11'5" x 9'5" (3.48m x 2.87m)

With double glazed window and radiator.

### BEDROOM FIVE

9'1" x 11'1" (2.77m x 3.38m)

(Maximum measurement)

With double glazed window and radiator.

### FAMILY BATHROOM

5'7" x 8'3" (1.70m x 2.51m)

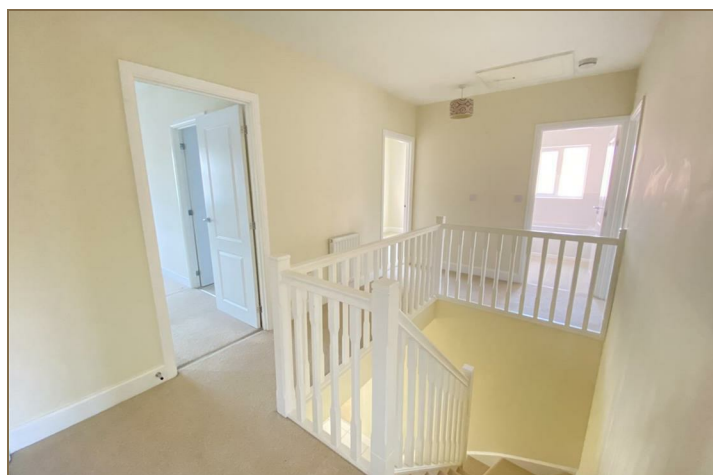
With low level WC, pedestal wash hand basin, bath and frosted double glazed window.

### OUTSIDE

Outside the property benefits from a lawned garden to the rear and to the front there is a tarmac driveway leading to:

### GARAGE

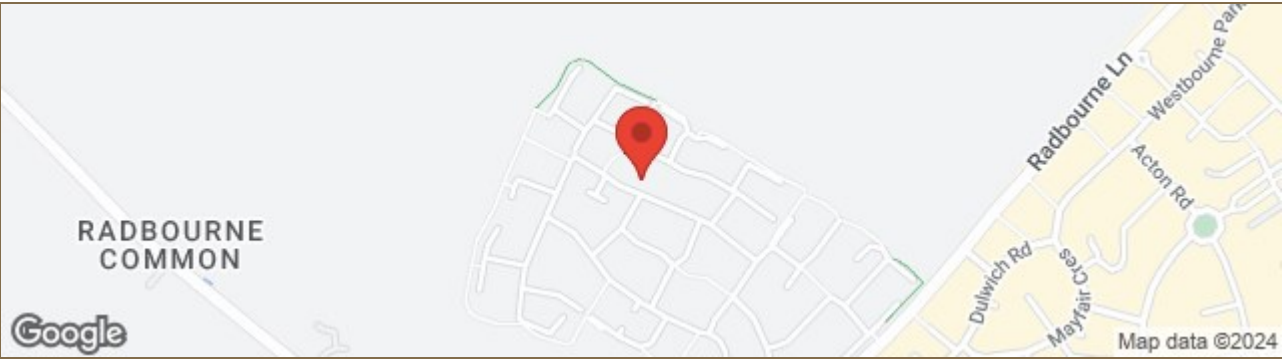
With two up and over doors.



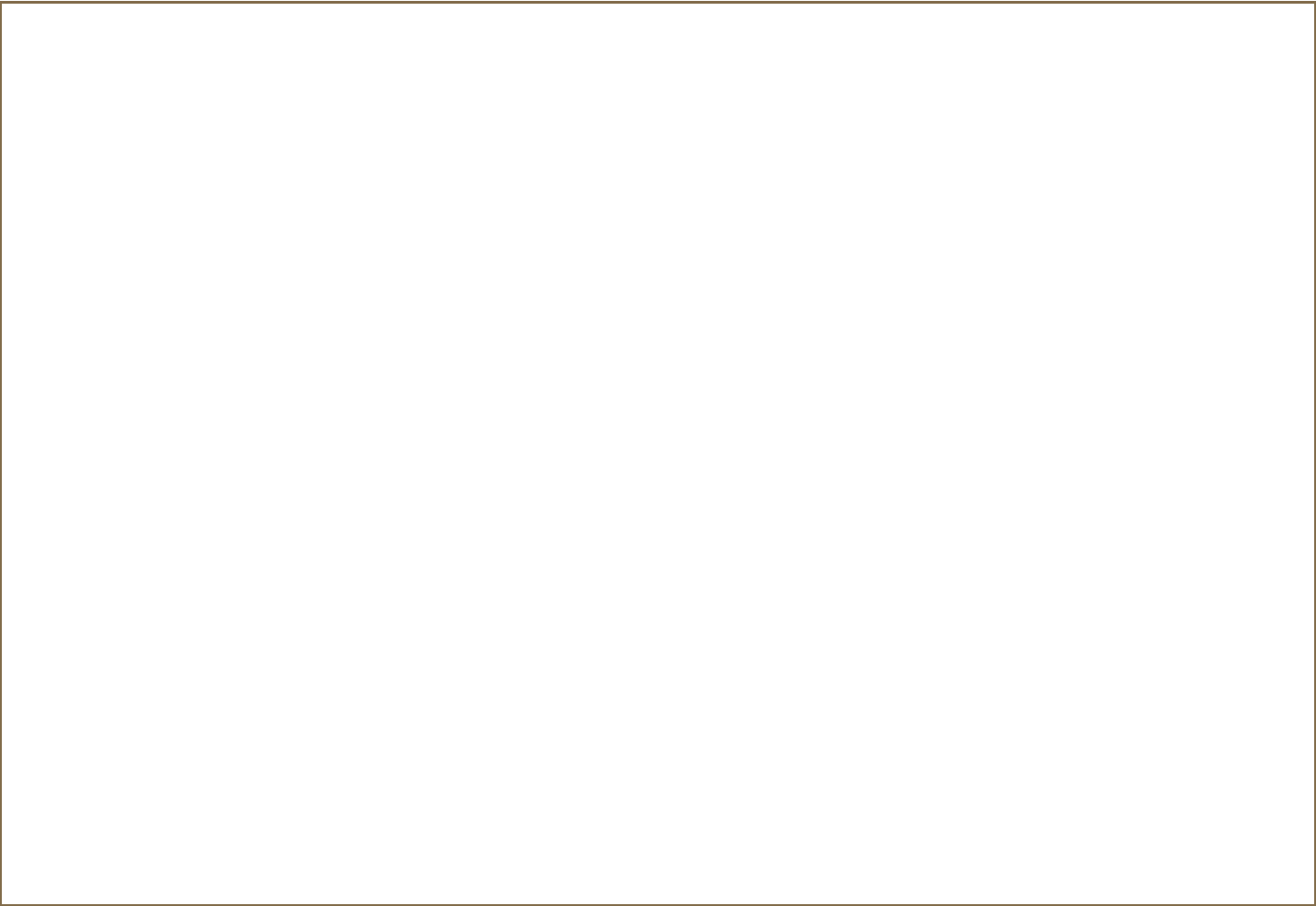




## Road Map



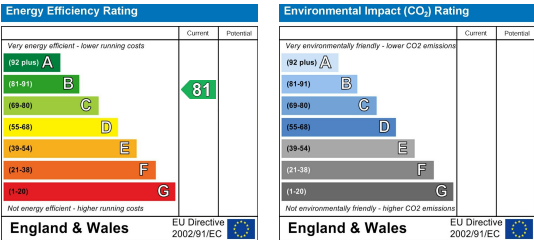
## Floor Plan



## 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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