

Rossington Drive, Heatherton Village,
Derby

CURRAN
BIRDS
 CO



Rossington Drive, Derby, DE23 3UP
£1,100 Per month







LITTLEOVER SCHOOL CATCHMENT – A well presented three bedroom semi detached home, occupying this ever popular location within Heatherton Village, located close to Littleover School and within easy access of the Royal Derby Hospital. The property offers tasteful neutral presentation throughout and has a superb re-fitted modern dining kitchen and conservatory

The accommodation has the benefit of gas central heating, uPVC double glazing and in brief comprises: entrance hallway, downstairs wc, spacious lounge with open plan staircase to the first floor. There is a superb contemporary kitchen with patio doors leading to a conservatory at the rear. The first floor landing gives access to three bedrooms and bathroom with white three piece suite.

Outside, the property has a low maintenance front garden with a driveway to the side. There is a mainly lawned garden to the rear with timber framed shed.

- Modern Semi-Detached Home
- Ideal for Young Professionals or Young Family
- Entrance Hallway, Downstairs WC & Spacious Lounge
- Three Bedrooms & Bathroom
- Close to Local Shops, Amenities & Royal Derby Hospital
- Well Presented & Tasteful Neutral Decoration
- Gas Central Heating & uPVC Double Glazing
- Superb Contemporary Dining Kitchen & Conservatory
- Front Garden, Side Driveway & Enclosed Rear Garden
- Available Now



LOCALITY & AMENITIES

The property occupies a convenient location, a short stroll from amenities at Heatherton Village and also offers easy access to Littleover village centre, which has an excellent range of shops, including a supermarket, post office and petrol station. There is a regular bus service to Derby City centre which lies some 3 miles to the north, including the noted Derbion shopping centre.

Excellent educational facilities are available at all levels and the property is within the catchment of the noted Littleover Community School.

The location is extremely convenient for Rolls-Royce, The Royal Derby Hospital, Toyota and the University of Derby. Transport links with fast access on to the A38 and A50 leading to the M1 motorway.

THE ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Entrance through uPVC wood effect door into the entrance hallway. Fitted with ceramic tiled floor, central heating radiator, alarm keypad, wall mounted electrical fuse box, wall mounted Worcester Bosch thermostat and panelled doors giving access through to the downstairs WC and the lounge.

Downstairs WC

Fitted with a two-piece white suite comprising wall mounted ceramic wash hand basin with ceramic tiled splashback, low level WC, ceramic tiled floor, central heating radiator and uPVC double glazed window to the side elevation.

Lounge

13'8 x 13'5 (4.17m x 4.09m)

Fitted with a wall mounted electric pebble effect picture frame fireplace, two TV points, two central heating radiators, smoke alarm, uPVC double glazed window to the front elevation and open plan staircase to the first floor landing. Panelled door giving access through to the:

Dining Kitchen

16'9 x 8'11 (5.11m x 2.72m)

Fitted with a range of contemporary light grey matt finish panelled units with brushed stainless steel handles, roll edged laminated wood effect work surface over, stainless steel one and a half sink drainer unit with chrome mixer tap, integrated Indesit stainless steel electric oven, four ring gas hob, stainless steel extractor canopy over, ceramic tiled splashbacks, space for tall fridge freezer, wall mounted Worcester Bosch boiler concealed in cupboard. Low level appliance space for an automatic washing machine, ceramic tiled floor, central heating radiator, extractor fan, smoke alarm and aluminium double glazed patio door giving access to:

Conservatory

8'5 x 7'2 (2.57m x 2.18m)

Built of brick base wall construction with uPVC wood effect windows and uPVC wood effect double glazed door to the side giving access through to the rear garden.

FIRST FLOOR

Landing

Staircase leading through to the first floor landing from the lounge. Fitted with uPVC double glazed window to the side elevation, smoke alarm, loft access and panelled doors giving access to all three bedrooms and bathroom. The airing cupboard has built-in shelving and central heating radiator.

Principal Bedroom

12'4 x 9'5 (3.76m x 2.87m)

Fitted with central heating radiator and uPVC double glazed window to the rear elevation.

Bedroom Two

10'6 x 9'5 (3.20m x 2.87m)

fitted with central heating radiator and uPVC double glazed window to the front elevation.

Bedroom Three

8'8 x 6'10 (2.64m x 2.08m)

Fitted with central heating radiator and uPVC double glazed window to the rear elevation.

Bathroom

8'3 x 5'10 (2.51m x 1.78m)

Fitted with a white three-piece suite comprising pedestal wash hand basin, low level WC, panelled bath with glazed shower screen, wall mounted Mira electric shower, ceramic tiled splashbacks, grey wood grain effect flooring, central heating radiator, recessed LED downlighter with extractor fan and uPVC obscure double glazed window to the front elevation.

OUTSIDE

Frontage & Driveway

To the front of the property is a low maintenance purple and blue slate bed, paved pathway access through to the front door and a single width tarmacadamed driveway to the side of the property giving parking space for two cars. There is timber gated access leading through to the enclosed rear garden.

Enclosed Rear Garden

Having paved patio area, area laid to lawn, timber framed shed and is the garden is enclosed by a fence panelled boundary.

Timescales & Status

This property is available from 23rd October and is offered on an unfurnished basis.

Reservation & Deposit

Property Reservation Fee – One week holding deposit to be taken at the point of application, this will then be deducted from the first months rent.

Deposit – 5 Weeks Rent

Council Tax Band – C

Derby City Council – Band C



Viewing

Please contact our Derby Lettings Office on 01332 411050 if you wish to arrange a viewing appointment for this property or require further information.

Agents Disclaimer: Curran Birds + CO, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.

They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Curran Birds + Co have not tested any services, equipment or facilities.

Purchasers must make further investigations and inspections before entering into any agreement.

The Old Post Office Victoria Street, Derby, DE1 1EQ
Tel: 01332 411050 Email: hello@curranbirds.co

Energy Performance Graph

