



30 Somerset Close, Derby, DE22 3XP
£1,600 Per month





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Derby, DE22 3XP

- Spacious Contemporary Three-Storey Townhouse
- Energy Efficient Accommodation - 91 B-Rated
- Entrance Hallway, WC & Living Room
- Four Bedrooms & Contemporary Bathroom
- Parking, Single Integral Garage & Enclosed Rear Garden
- Built in 2017 - NHBC Guarantee Remaining
- Gas Central Heating & uPVC Double Glazing
- Spacious Open Plan Dining Kitchen
- Primary Bedroom with Contemporary En-Suite Shower Room
- Close to Royal Derby Hospital & Kingsway Retail Park

SPACIOUS CONTEMPORARY HOME - A well presented and most spacious modern three-storey townhouse, offering energy efficient living accommodation of over 1400 square feet, including a stunning spacious breakfast kitchen with Velux windows and French doors opening out onto the rear garden. Situated in the sought after Manor Kingsway development and constructed to a quality specification in 2017 and occupies this most convenient location close to the Royal Derby Hospital.

The property has the benefit of gas central heating, uPVC double glazing and in brief comprises: large entrance hallway, cloakroom wc and spacious dining kitchen. The first floor landing leads to a living room, bedroom four and contemporary bathroom. The light second floor landing leads to the spacious primary bedroom with contemporary en-suite shower room and fitted wardrobes and also bedroom two and three.

Outside, the property has a block paved parking space to the front of the property and access to a spacious single integral garage. There is an enclosed rear garden with paved patio and area laid to lawn.



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LOCALITY & AMENITIES

THE ACCOMMODATION

GROUND FLOOR

Entrance Hallway
18'8 x 7'1 maximum (5.69m x 2.16m maximum)

Downstairs WC

Superb Open Plan Dining Kitchen
17'7 x 14'7 (5.36m x 4.45m)

FIRST FLOOR

Landing

Living Room
17'8 x 13'6 (5.38m x 4.11m)

Bedroom Four
17'8 x 8'6 (5.38m x 2.59m)

Contemporary Bathroom
10'7 x 6'4 (3.23m x 1.93m)

SECOND FLOOR



Landing

Primary Bedroom
15'5 plus wardrobes x 9'1 (4.70m plus wardrobes x 2.77m)

Contemporary En-Suite Shower Room
7'11 x 5'3 (2.41m x 1.60m)

Bedroom Two 14'0 x 10'7 (4.27m x 3.23m)

Bedroom Three 8'7 x 8'7 (2.62m x 2.62m)

Measured by Matterport

OUTSIDE

Frontage & Driveway

Single Integral Garage 19'7 x 9'4 (5.97m x 2.84m)

Enclosed Rear Garden

Parking - Permits Available

Council Tax Band - C

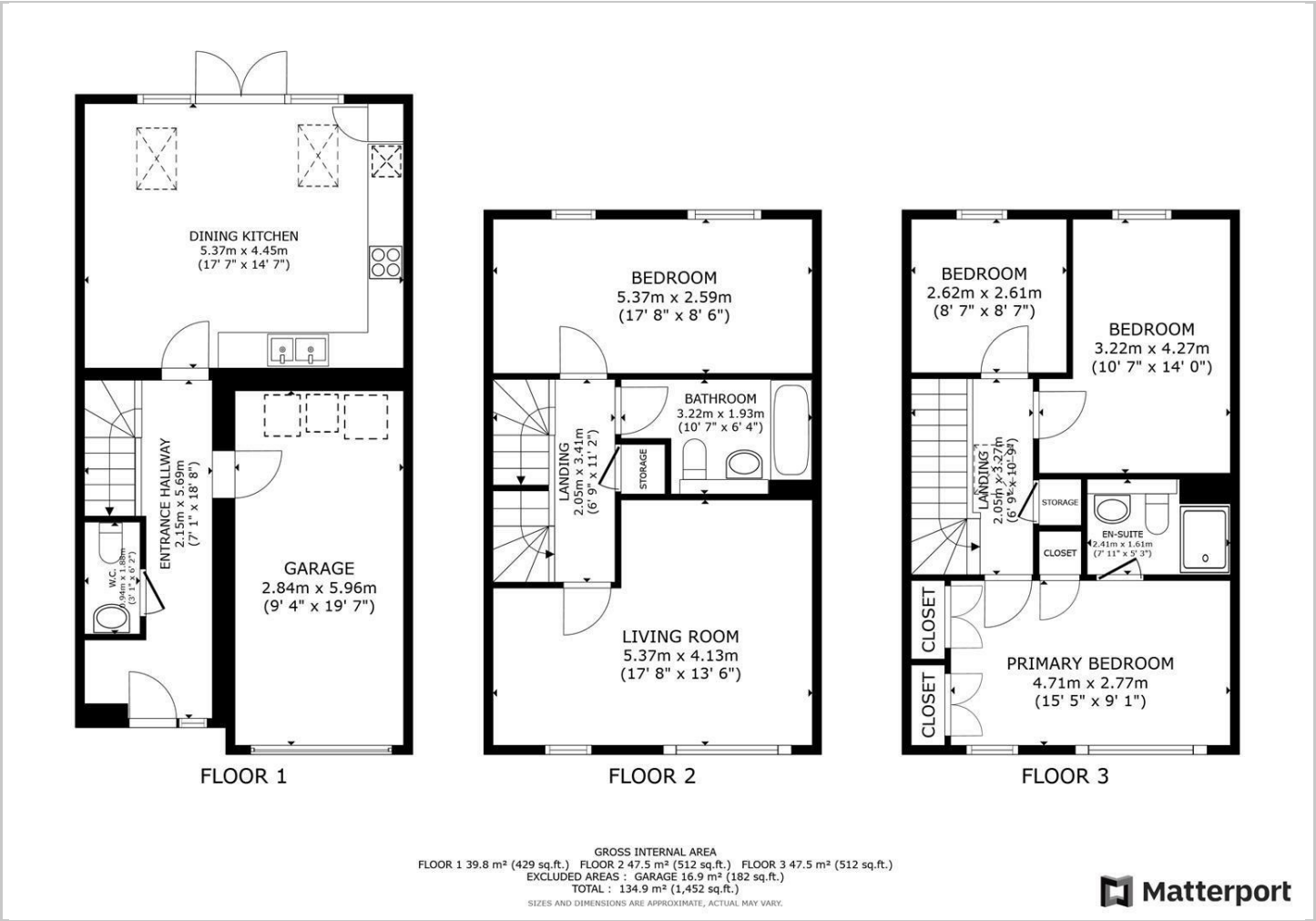
Land Management Fee

Directions

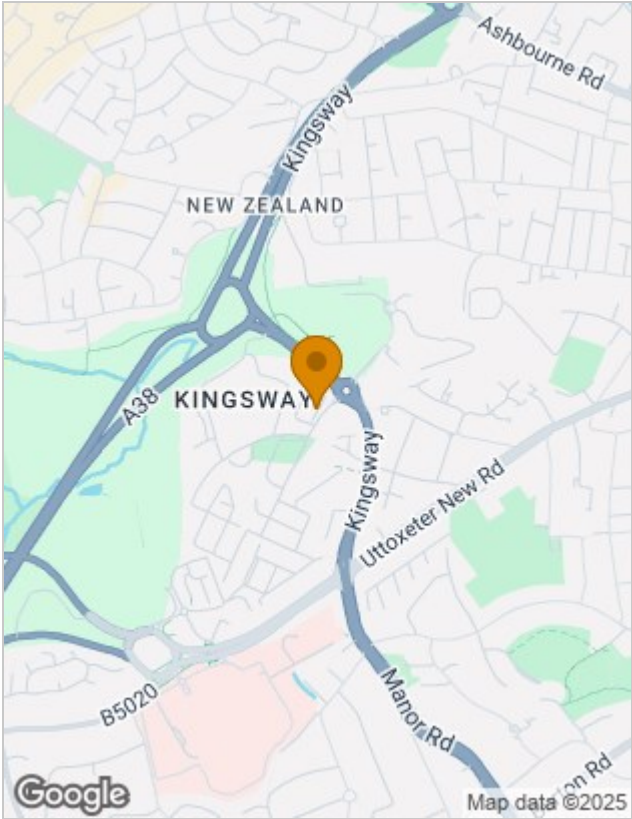




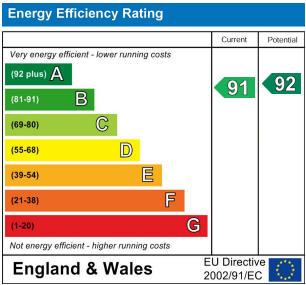
Floor Plans



Location Map



Energy Performance Graph



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.