



**WAVENEY CLOSE, ALLESTREE, DERBY**

PRICE £1,500 PER

MONTH  
3 BEDROOM | 1 BATHROOM | 2 RECEPTION



## WELCOME TO WAVENEY CLOSE

---

ECCLESBOURNE SCHOOL CATCHMENT | BEAUTIFULLY PRESENTED FAMILY HOME | SOUTH FACING GARDEN – A beautifully maintained and deceptively spacious three bedroom semi-detached home, occupying this quiet cul-de-sac position within one of Derby's most sought-after residential locations. Offering a perfect blend of stylish living and practical family accommodation, this impressive property benefits from two reception rooms, a superb open-plan kitchen/breakfast room, off road parking and a landscaped south facing rear garden. Finished to an excellent standard throughout, the property also features a luxurious four-piece bathroom with underfloor heating, fitted bedroom furniture and a delightful lounge with feature gas fire. An internal inspection is highly recommended to fully appreciate the accommodation and location on offer.

## THE DETAIL

---

### The Detail

This beautifully presented semi-detached property offers spacious and well-proportioned accommodation throughout, ideal for families and professional couples alike. The property is entered via a welcoming entrance hallway with tiled flooring, leading through to a spacious lounge with attractive bay window and coal effect gas fire creating a warm and inviting living space.

To the rear of the property is a generous kitchen/breakfast room fitted with a range of wall and base units with integrated fridge/freezer, five ring gas hob, double oven and French doors opening onto the rear garden. There is also a separate dining room offering additional versatile living space.

The first floor landing gives access to three well-proportioned bedrooms, including a superb primary bedroom complete with fitted wardrobes, chest of drawers and bedside cabinets. The second bedroom also offers excellent space, whilst the third bedroom benefits from fitted wardrobes.

The contemporary bathroom has been finished to an excellent standard and includes a freestanding roll top bath, separate shower cubicle, heated towel rail and electric underfloor heating.

Outside, the property enjoys a generous south facing landscaped garden with patio seating areas, gravelled borders and a powered garden shed. To the front is a driveway providing ample off road parking.

CB+CO





#### The Location

Situated within the highly desirable Ecclesbourne School catchment area, this property enjoys an excellent position within a quiet and well-established cul-de-sac location. The area offers easy access to a wide range of local amenities including shops, cafes, supermarkets and reputable schooling, making it particularly popular with families.

Excellent transport links are close by with swift access into Derby City Centre, the A38, A50 and wider motorway network, ideal for commuters. Nearby green spaces and parks provide excellent outdoor recreational opportunities, whilst the surrounding villages and suburbs offer a fantastic selection of pubs, restaurants and leisure facilities.

This location also remains highly convenient for the Royal Derby Hospital, University of Derby and major employers including Rolls-Royce and Toyota.

#### Reservation Fee & Deposit

A one-week holding fee is required, which will be deducted from the first month's rent upon successful application.

A five-week security deposit is required, which will be lodged with the Deposit Protection Service (DPS).  
Landlord ID: 4777942





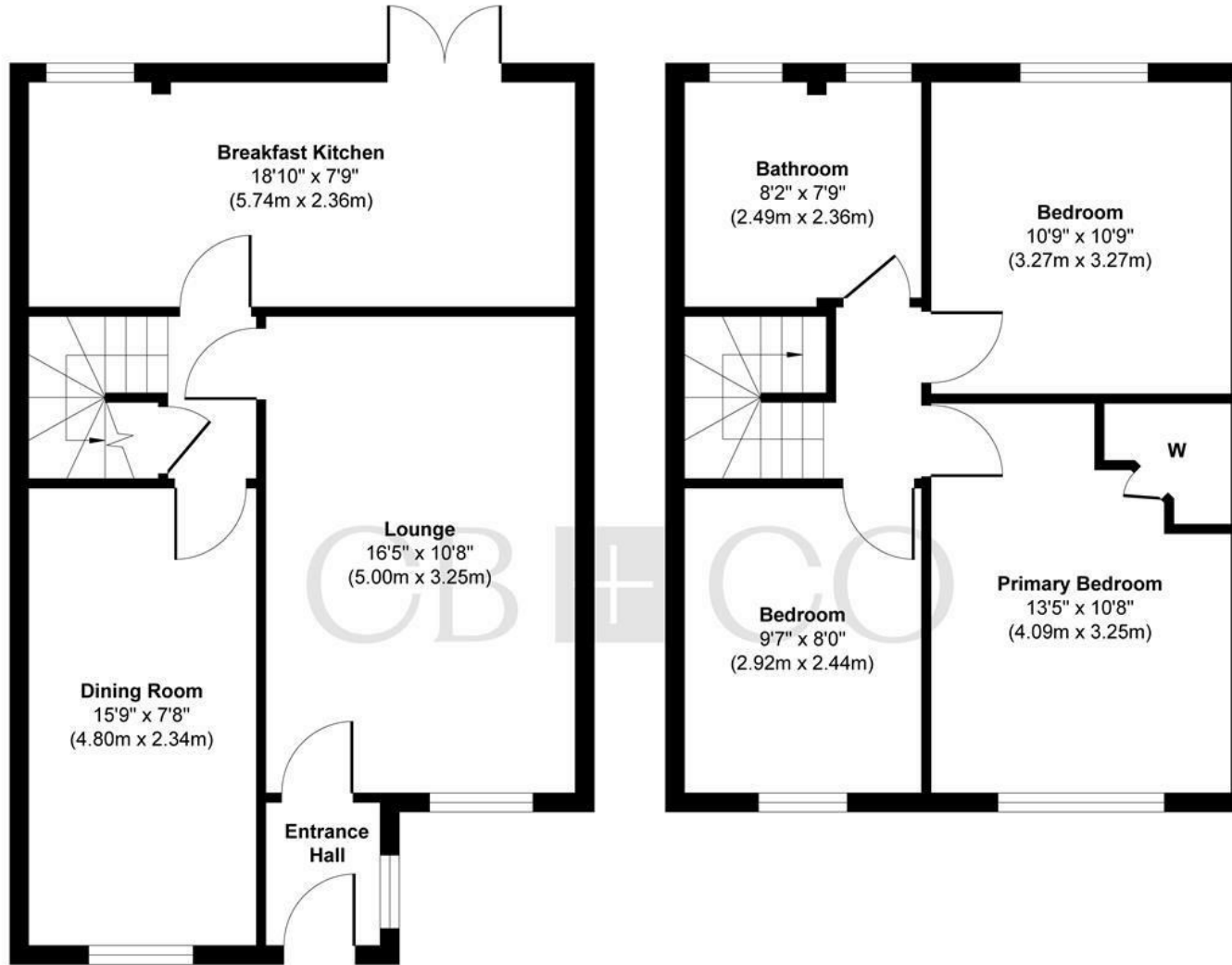








# Waveney Close, Allestree, DE22 2UE



**Ground Floor**  
Approximate Floor Area  
527 sq. ft  
(49.04 sq. m)

**First Floor**  
Approximate Floor Area  
460 sq. ft  
(42.82 sq. m)

**Approx. Gross Internal Floor Area 987 sq. ft / 91.86 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## THE PARTICULARS

APPROX

1130.22 sq ft

EPC RATING

D

COUNCIL TAX BAND

C

- Ecclesbourne School Catchment
- Beautifully Presented Semi Detached Home
- Quiet Cul-De-Sac Position
- Spacious Lounge With Feature Gas Fire
- Separate Dining Room
- Stunning Kitchen/Breakfast Room
- Three Good Sized Bedrooms
- Luxury Four Piece Bathroom With Underfloor Heating
- South Facing Landscaped Rear Garden
- Driveway Parking & Powered Garden Shed

## DARLEY ABBEY MILLS

---

### THE MILLS

First Floor  
Darley Abbey Mills  
Middle Mill  
Derby, DE22 1DZ

01332 411050  
CURRANBIRDS.CO

## MICKLEOVER

---

### THE STUDIO

2 Station Rd  
Mickleover  
Derby,  
DE3 9GH

01332 531020  
CURRANBIRDS.CO

The particulars above are a guide, not an offer or contract. Descriptions photographs and plans are not statements or representations of fact. Measurements are approximate and not to scale. Prospective purchasers must verify the accuracy of the information within the particulars. Curran Birds + Co does not give any representations or warranties; nor represent the Seller legally. Curran Birds + Co has no liability, for any costs, losses or expenses incurred by the Seller or a prospective buyer relating to the sales and buying transaction. Our Sales Disclaimer, trading names and privacy policy on how your data is processed and used is found in full on our website in our Privacy Statement.

© Curran Birds + Co 2026 All rights Reserved