

DUFFIELD ROAD, ALLESTREE, DERBY

PRICE £1,300 PER MONTH

3 BEDROOM | 2 BATHROOM | 1 RECEPTION



WELCOME TO DUFFIELD ROAD

MOST SPACIOUS, RENOVATED THREE BEDROOM APARTMENT WITH PRIVATE TERRACE – Offering generous proportions, contemporary finishes and an impressive amount of space throughout, this beautifully renovated first-floor apartment presents an excellent opportunity for tenants seeking a modern home in a convenient Derby location. With three large double bedrooms, a spacious lounge and a well-appointed kitchen diner, the property provides versatile accommodation suited to professional sharers, couples or families looking for additional space.

The interior has been thoughtfully updated, with navy doors and high skirting boards adding character and definition throughout. The kitchen diner provides a sociable setting for everyday living, with direct access onto a private terrace, creating an appealing extension of the living space during warmer months.

Further highlights include an en-suite to the principal bedroom, an exceptionally spacious four-piece bathroom and useful storage. The apartment also benefits from parking to the rear, adding further practicality to this attractive rental opportunity.

THE DETAIL

The Detail

Accessed via a ground-floor entrance to the rear, stairs lead directly up to this fully renovated first-floor apartment. The interior has been finished with attention to detail, featuring navy doors and high skirting boards throughout, creating a distinctive look that complements the modern presentation.

The kitchen diner offers a practical yet sociable space, fitted with a combination of grey and white cabinetry and coordinating flooring. Integrated appliances include an oven and induction hob, while additional provisions are made for a washing machine, under-counter fridge and freezer. There is ample room to accommodate a dining table, making this a versatile space for everyday meals and entertaining. A door opens directly onto the private terrace, providing a pleasant spot to enjoy some fresh air.

The lounge is a particularly generous room, finished with grey carpeting and benefiting from a useful storage cupboard. There are three large double bedrooms, each featuring carpeting. Two bedrooms retain chimney breasts, adding character, while the principal bedroom benefits from its own en-suite shower room, fitted with a mains-fed shower enclosure, wash basin with vanity storage, WC and heated towel rail.

The main bathroom is another notable feature, offering an impressive four-piece suite comprising a bath, separate shower enclosure with electric shower, wash basin and WC. Additional space provides further storage potential, while decorative wood cladding to the ceiling and one wall adds individuality to the room.

Externally, the property benefits from parking to the rear.

Situated in the popular Allestree area of Derby, the apartment is conveniently placed for local shops, supermarkets, cafés and everyday amenities. Allestree Park and surrounding green spaces offer opportunities for walking and outdoor recreation, while nearby schools and local facilities add to the area's appeal. Derby city centre is also accessible for a wider choice of shopping, restaurants and leisure facilities.

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

Please Note

Some photographs have been digitally enhanced or virtually staged for illustrative purposes only. Furniture and furnishings has been added and may not reflect the property's actual presentation and will not be included in the letting of the property.

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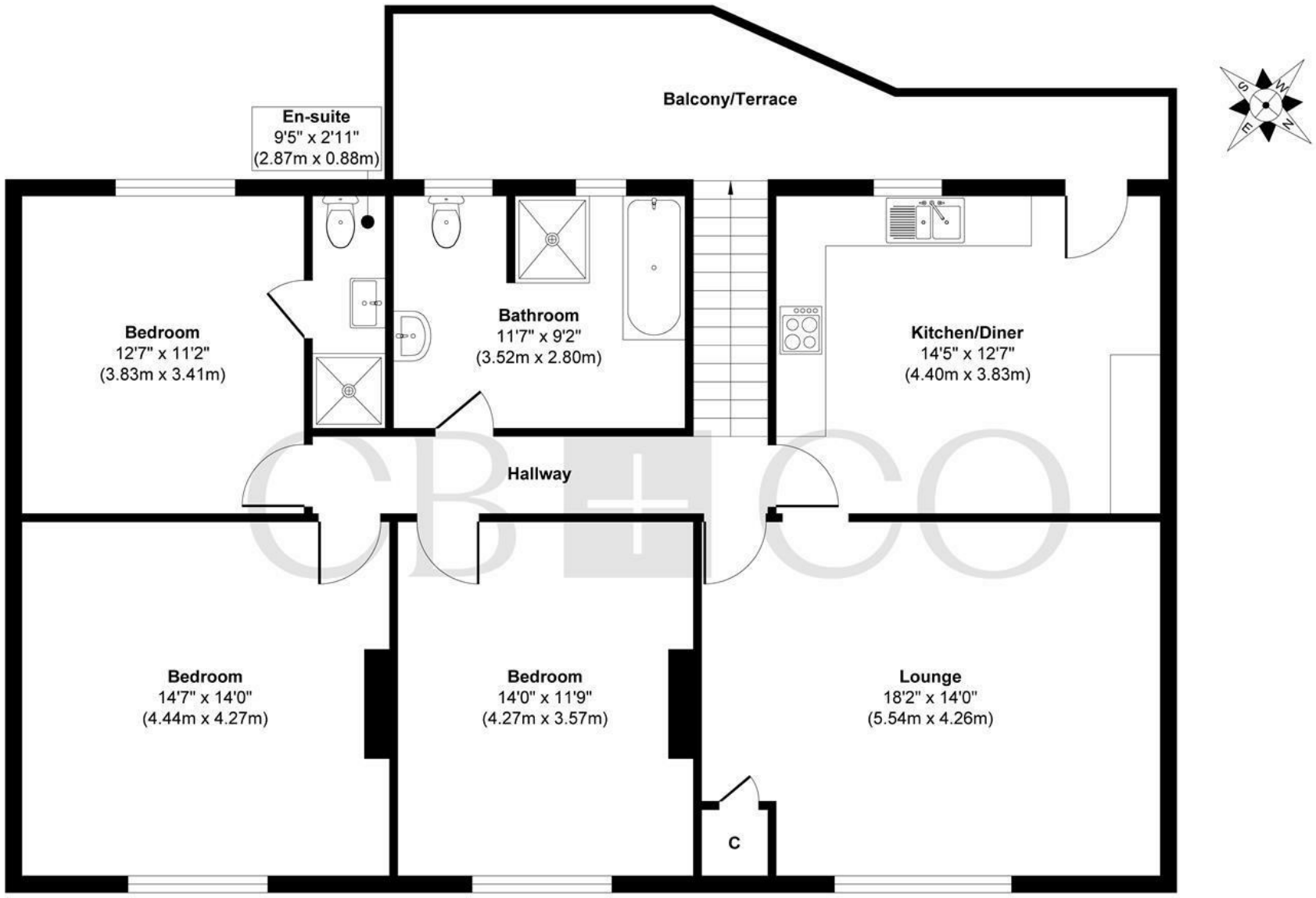








Duffield Road



Floor Plan

Approx. Gross Internal Floor Area 1213 sq. ft / 112.75 sq. m

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

Produced by Elements Property

THE PARTICULARS

APPROX

1213.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

B

- Fully Renovated Three Bedroom Apartment
- Three Large Double Bedrooms
- Spacious Lounge With Useful Storage Cupboard
- Modern Grey And White Kitchen Diner
- Dining Space With Access To Private Terrace
- Principal Bedroom With En-Suite Shower Room
- Large Four Piece Bathroom With Separate Shower
- Navy Doors And High Skirting Boards Throughout
- Rear Parking Available
- Allestree Location Close To Amenities And Parks

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THE MILLS

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