

KEDLESTON ROAD, DERBY

PRICE £150 PER WEEK

6 BEDROOM | 6 BATHROOM | 1 RECEPTION



WELCOME TO KEDLESTON ROAD

SIX BEDROOM STUDENT HOUSE, ALL EN-SUITE, CLOSE TO THE UNIVERSITY - This six bedroom student house has been finished to a high standard and is well suited to a group of six sharing for the next academic year. Every bedroom has its own en-suite shower room, which gives each tenant privacy while keeping the shared parts of the house sociable.

The main living space is a large open-plan kitchen, dining and lounge room with a roof lantern and French doors to the rear garden. It is bright, modern and gives the group plenty of room to cook, eat and relax together.

The property is let fully furnished with all bills included, so tenants pay one monthly amount and don’t need to set up or split utility accounts. It is within walking distance of t University of Derby and available for groups looking to secure accommodation for next year.

THE DETAIL

£150 PER PERSON PER WEEK - ALL BILLS INCLUDED

The house has been fully renovated throughout with a modern, consistent finish. On the ground floor, the open-plan kitchen has contemporary dark units, integrated appliances and a large central island with breakfast bar seating. The space continues into a dining and lounge section with a corner sofa. A roof lantern brings in good natural light, and French doors open onto the rear garden.

All six bedrooms are doubles and are furnished with a double bed, fitted wardrobe, desk and chair, so each tenant has a comfortable place to sleep and study. The rooms are finished in neutral tones with wood-effect flooring, and the front-facing bedrooms have bay windows.

Each bedroom has a private en-suite shower room with modern tiling, a vanity unit and a heated towel rail. Having an en-suite in every room means there's no need for shared bathroom arrangements, which is a real advantage in a house of six.

The property is let fully furnished, and all utility bills are included in the rent, making budgeting straightforward for the whole group.

The Location

The property is within walking distance of the University of Derby's main campus, so getting to lectures, the library and the students' union is easy. Markeaton Park is

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close by for open space and outdoor exercise, and Darley Park is also nearby. Derby city centre is within easy reach, with the Derbion shopping centre, the restaurants and bars of Friar Gate and a range of independent shops and cafés in the Cathedral Quarter. Everyday essentials are available from local convenience stores close to the property.

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

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Eat

THE PARTICULARS

APPROX

1991.34 sq ft

EPC RATING

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COUNCIL TAX BAND

- Six Bedroom Student House Available For The Next Academic Year
- All Six Bedrooms With Private En-Suite Shower Rooms
- All Utility Bills Included Within The Monthly Rent
- Fully Renovated Throughout To A Modern Standard
- Large Open Plan Kitchen, Dining And Lounge Space
- Contemporary Kitchen With Integrated Appliances And Central Island
- Furnished Double Bedrooms With Wardrobes And Study Desks
- Modern En-Suites With Vanity Units And Heated Towel Rails
- Rear Garden Accessed From The Main Living Space
- Walking Distance To The University Of Derby's Main Campus

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THE MILLS

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