


# UNDERHILL CLOSE, DERBY

PRICE £1,150 PER MONTH

3 BEDROOM | 1 BATHROOM | 2 RECEPTION



# WELCOME TO UNDERHILL CLOSE

A beautifully presented three bedroom end terrace family home, ideally positioned on a quiet cul-de-sac in a popular residential area of Derby. The property offers spacious and versatile accommodation, including a welcoming lounge, separate dining room, modern fitted kitchen and three well proportioned bedrooms.

Externally, the property benefits from a generous private rear garden, mature front garden and detached single garage. With excellent access to local amenities, schools and major road links, this is an ideal family home and must be viewed to be fully appreciated.

# THE DETAIL

The property is approached via a mature front garden, with a pathway leading to the entrance.

On entering the entrance hallway, there is a welcoming space with access to the principal ground floor accommodation and stairs rising to the first floor.

The lounge is a comfortable and well proportioned reception room, providing an ideal space for relaxing. Internal bi-folding doors open into the adjoining dining room, allowing the two rooms to be opened up to create a fantastic, versatile living space or separated when required.

The modern fitted kitchen is positioned to the rear of the property and provides a practical range of wall and base units with work surfaces and space for the usual appliances. The kitchen overlooks the rear garden and provides a functional space for everyday family life.

To the first floor are three bedrooms. The two principal bedrooms are both generous doubles, while the third bedroom would be ideal as a child's bedroom, nursery, dressing room or home office.
The refurbished family bathroom is finished to a modern standard and provides a three-piece suite.

Outside, the property occupies a particularly appealing corner plot, with a generous private rear garden which is mainly laid to lawn and complemented by patio seating areas, paved pathways and mature shrub and flower borders. Gated access provides a convenient route through to the detached single garage, situated within a block.

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There is also a mature garden area to the front, adding to the property's attractive kerb appeal.

The Location

Underhill Close is a popular residential location offering convenient access to a range of local shops, schools and everyday amenities. The property is also well positioned for access to Derby city centre, Littleover, Derby Royal Hospital and Rolls Royce, making it particularly well suited to families and commuters.

Excellent road and transport links provide easy access to the wider Derby area and major routes beyond.

With its spacious accommodation, beautifully finished interiors, generous gardens, detached garage and desirable cul-de-sac position, Underhill Close is a fantastic family home that needs to be viewed to appreciate everything it has to offer.

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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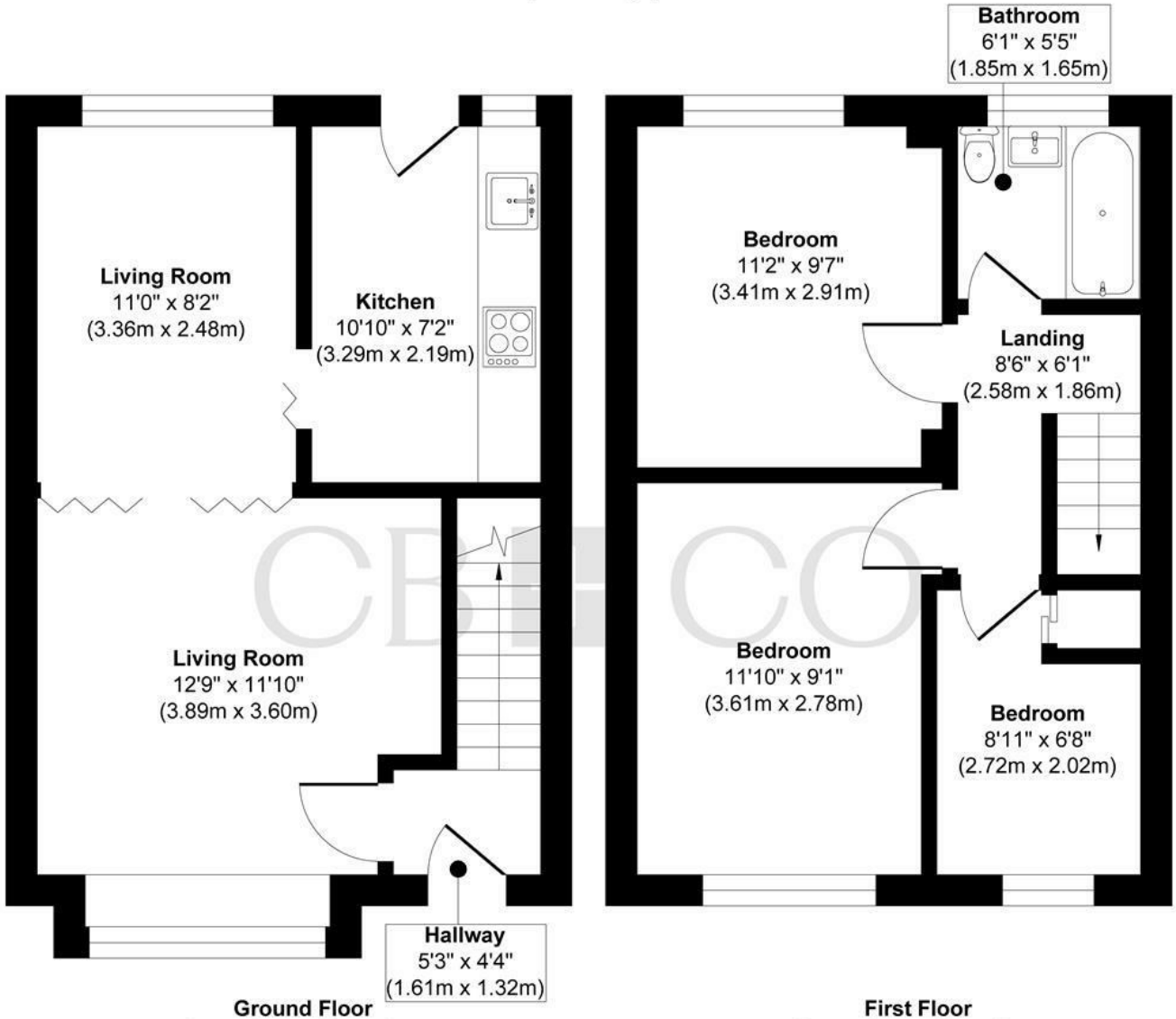








# Underhill Close, Derby, DE23 1RH




**Ground Floor**
**Approximate Floor Area**
**383 sq. ft**
**(35.65 sq. m)**

**First Floor**
**Approximate Floor Area**
**371 sq. ft**
**(34.48 sq. m)**

**Approx. Gross Internal Floor Area 754 sq. ft / 70.13 sq. m**

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

Produced by Elements Property

# THE PARTICULARS

APPROX

sq ft

EPC RATING

E

COUNCIL TAX BAND

A

- Beautifully Presented Three Bedroom End Terrace Family Home
- Desirable Cul-De-Sac Location
- Spacious Lounge With Bi-Fold Doors
- Flexible Open Plan Living And Dining Space
- Modern Fitted Kitchen
- Two Generous Double Bedrooms And Further Bedroom
- Refurbished Family Bathroom
- Generous Private Rear Garden
- Detached Single Garage And Off Road Parking
- Excellent Access To Derby, Littleover And Major Road Links

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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

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