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**8 Nightingale Mews, Calvert Street, Derby, DE1 2RT**  
£875 per calendar month      Unfurnished      Deposit £1050

### **GENERAL DESCRIPTION**

A spacious, well presented 4 bedroom, 3 storey town house located in a sought after residential development just a short walk to Derby Rail Station and the City centre .

This versatile property, redecorated throughout with new carpets, briefly comprises 3 Double Bedrooms (1 En-suite, 2 with fitted wardrobes), 1 Single Bedroom, spacious Lounge/ Diner, fully fitted Kitchen Diner with integral fridge, freezer, dishwasher, gas hob and electric oven, Utility Room, Family Bathroom and Downstairs Cloaks.

The property enjoys an integral Single Garage, a private Driveway offering off road parking for 2 vehicles and an enclosed, low maintenance Garden to the rear.

Council Tax Band D

EPC Band D

## **ACCOMMODATION**

### **GROUND FLOOR**

ENTRANCE via hardwood double glazed entrance door into:

ENTRANCE HALL with two pendant light fittings, and smoke alarm to ceiling, thermostat control and single panelled central heating radiator. Door concealing understairs storage cupboard and double door concealing cloaks / storage cupboard. Stairs off to first floor, inset ribbed carpet entrance mat and oak effect 'Karndean' flooring. Doors off to:

DOWNSTAIRS CLOAKS with oak effect 'Karndean' flooring continued, appointed with a white two-piece suite comprising low flush W.C., and vanity wash hand basin. Ceramic tiled splash back, single panelled central heating radiator, recessed spotlights to ceiling and extractor fan.

UTILITY ROOM (8'2" x 6'7" into cupboards) with ceiling light fitment and extractor fan to ceiling, wood effect cushioned flooring and a range of maple effect shaker-style base level storage units with granite effect laminate work surface above. Inset stainless steel sink with drainer and mixer tap above, tiled splash backs, and 'GlowWorm Micron' boiler to wall. Hardwood, double glazed, obscured entrance door providing access to rear garden and space and plumbing for washing machine and/or tumble dryer and freezer.



BEDROOM 3 / STUDY (12'1" x 8'7") with oak effect 'Karndean' flooring continued, with pendant light fitting to ceiling, single panelled central heating radiator, telephone point and double glazed french doors to rear garden.

### **FIRST FLOOR**

LANDING at top of newly carpeted stairs with open balustrade with pendant light fitting and smoke alarm to ceiling, double glazed window to side aspect, single panelled central heating radiator, stairs to second floor and doors off to:

KITCHEN DINER (L-Shaped 15'6" reducing 8'6" x 12'2" reducing 8'2") with oak effect 'Karndean' flooring, room having well defined Kitchen and Dining areas. Kitchen area appointed with a range of maple effect shaker style base and eye level storage units, with granite effect laminate work surface over. Recessed spotlights to ceiling and double glazed window to rear aspect. Built-in 'Iberna' electric oven, inset 'Neff' 4-ring gas hob with matching stainless steel chimney extractor hood above. Inset stainless steel sink with drainer, vegetable bowl and mixer tap over. Integrated 'Neff' dishwasher and tall 'Neff' refrigerator and freezer units. Central heating control panel. Dining area having further double glazed window to rear aspect and double panelled central heating radiator. Internal door providing alternate access to Lounge Diner.



LOUNGE DINER (L-shaped 18'9" reducing to 11'11" x 15'6" reducing to 8'7") with oak effect 'Karndean' flooring, with two 3-point ceiling spotlight fittings and 4-point spotlight rail to ceiling and two double glazed windows to front aspect. Double and single panelled central heating radiators, television and telephone points, Main feature of the room being a gas fire with polished limestone hearth and light wood surround and mantle.



## SECOND FLOOR

LANDING at top of newly carpeted stairs with open balustrade with pendant light fitting, loft access hatch and smoke alarm to ceiling, airing cupboard housing hot water tank and immersion heater, single panelled central heating radiator, tall double glazed window to side aspect and doors off to:

MASTER BEDROOM (15'7" into wardrobes x 12' max), newly carpeted with double glazed window to front aspect, pendant light fitting and triple door, maple effect built-in wardrobe with hanging rail and shelf. Television and telephone points and single panelled central heating radiator. Door off to:



ENSUITE SHOWER ROOM with new slate effect cushioned flooring, appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and white shower cubicle with glass sliding doors housing a 'Triton' thermostatically controlled mains shower. Single panelled central heating radiator, recessed spotlights and extractor fan to ceiling, room being part tiled with shavers point and ceiling light fitment.

BEDROOM 2 (12'3" x 8'9"), newly carpeted with double glazed window to rear aspect, single panelled central heating radiator, and pendant light fitting. Built-in double door, maple effect wardrobe with hanging rail and shelf. Further internal door providing access to Bathroom.



BEDROOM 4 (8'5" x 6'8"), newly carpeted with double glazed window to rear aspect, single panelled central heating radiator, and pendant light fitting.

BATHROOM having newly fitted slate effect cushioned flooring, room part tiled and appointed with a white three-piece suite comprising low flush W.C., pedestal wash hand basin and bath with 'Triton Cara' electric shower over. Heated towel rail, shavers point, recessed spotlights and extractor fan to ceiling.

## OUTSIDE

TO THE FRONT OF THE PROPERTY is private tarmac driveway and block paved footpath offering off road parking for two vehicles. This leads to a single internal Garage (Int. dims 18'5" x 8'6") with ceiling light fitment and up and over door.

TO THE REAR OF THE PROPERTY is an low maintenance, gravelled garden with patio seating area. Garden is West facing.

**VIEWING: By appointment through Dove Property**