



## 59 DERWENT DRIVE NOTTINGHAMSHIRE, NG17 9GE

£795 PCM

This lovely house is situated in Kirkby in Ashfield close to between Annesley and Nuncargate, giving excellent transport links to the A38 / M1 J28. It is close to the Kings Mill Hospital and Amazon distribution centre.

The property is set back from the road by a driveway which provides parking for multiple vehicles, this in turn leads to the garage and front door. On entry to the property, you are greeted with a hall way and downstairs room. This could be used as storage, or as a useful home office or play room.

On the middle floor you will find a large living room with double windows providing lots of natural light and a feature fireplace. To the rear of the property is a modern, brand-new kitchen with a range of wall and base units and space for a dining table in front of the patio doors which lead to the garden. This is a lovely bright room.



**White House**  
Lettings



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			88
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



**White House**  
Lettings

White House Lettings Lettings  
Lower Portland  
Kirkby-In-Ashfield  
Nottingham  
Nottinghamshire  
NG17 9LD

01623 403032  
enquiries@whitehouselettings.co.uk  
<https://www.whitehouselettings.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements