



**1 Thorntree Close, Breaston, Derby, DE72 3FH**  
**£1,495 PCM**

# I Thorntree Close, Derby DE72 3FH

A beautifully renovated and extended detached bungalow situated on a corner plot within Breaston village. The property is finished to an exacting standard and offers a detached single garage (with additional gated driveway parking) GFCH, double glazing and Soth/East facing private garden.

The accommodation comprises: reception hallway, lounge, being open plan to a newly fitted dining kitchen (with integrated double oven, induction hob, fridge/freezer and washer), 3 good sized double bedrooms (master with en-suite shower room) and refitted family bathroom.

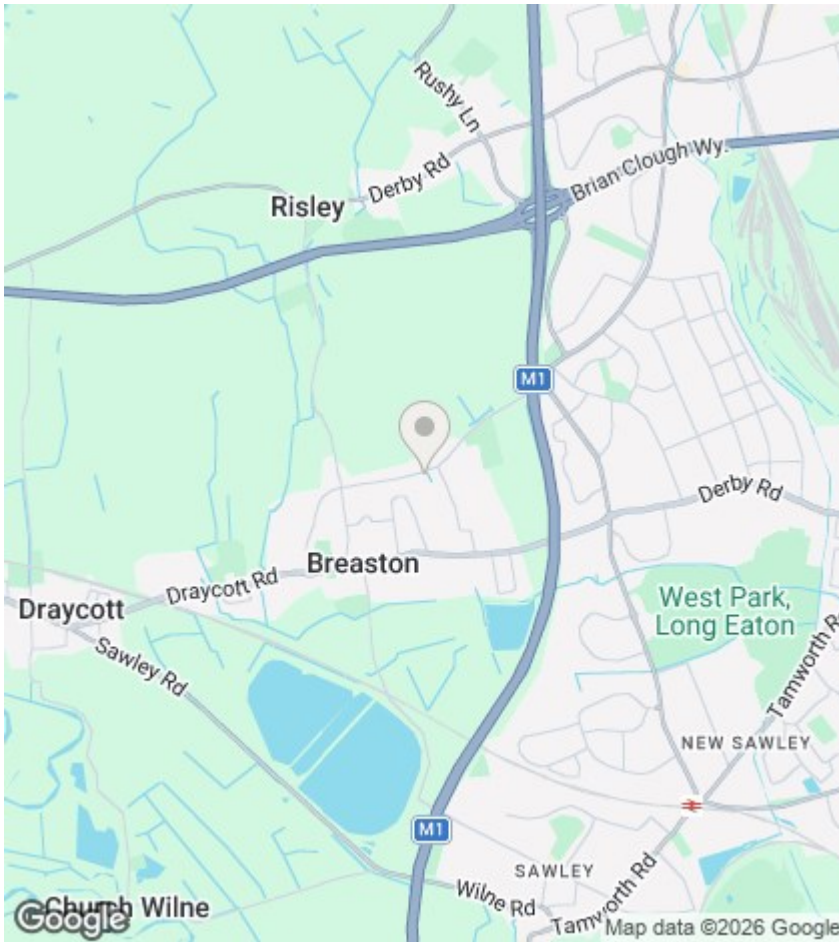
Offered on an unfurnished basis, the bungalow is in exceptional condition throughout and represents an ideal professional let. Available NOW. Accompanied viewings



Council Tax Band: D







## Directions

## Viewings

Viewings by arrangement only. Call 0115 9466946 to make an appointment.

## EPC Rating:

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