



**4 Bed House - Semi-Detached**  
**72 Bracknell Drive, Alvaston, Derby, DE24 0BS**  
**£1,400 Per Month**  
**Approx 1205.57 sq ft**

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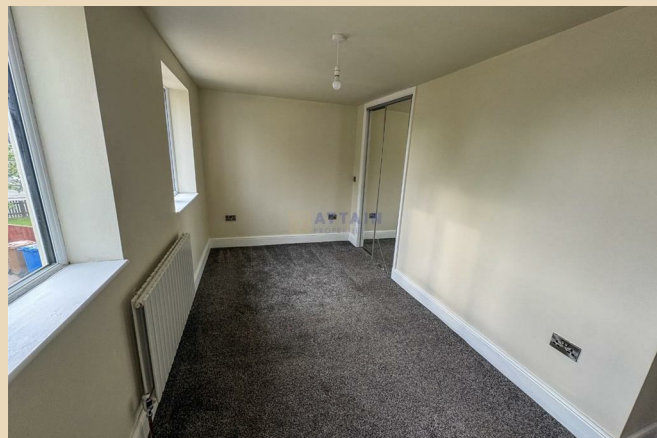
- Spacious 4-bedroom house
- Large 1,206 sq ft area
- Semi-detached family home
- Two cosy reception rooms
- Driveway and garage included
- Ideal for big families
- Located in Alvaston, Derby
- Close to local amenities
- Easy access to transport links
- Viewing highly recommended

Welcome to this spacious semi-detached house located on Bracknell Drive in the charming area of Alvaston, Derby. This delightful property boasts an impressive floor area of 1,206 square feet, making it an ideal home for larger families seeking comfort and space.

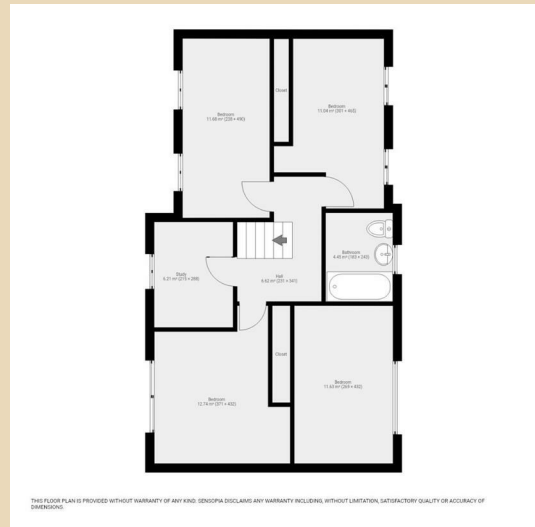
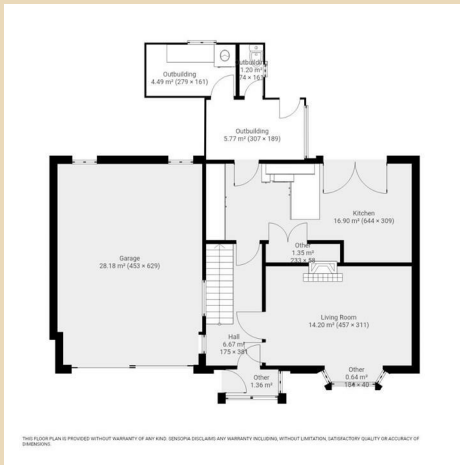
Upon entering, you will find two generous reception rooms that provide ample space for relaxation and entertaining guests. The layout is designed to accommodate family life, ensuring that everyone has their own space while still enjoying the warmth of a family home. The property features five well-proportioned bedrooms, offering plenty of room for family members or guests.

The bathroom is conveniently located to serve the needs of the household, and the overall design of the home promotes a practical yet inviting atmosphere. The property also includes a driveway, providing parking for one vehicle, along with a garage for additional storage or parking needs.

Situated in a family-friendly neighbourhood, this home is perfect for those looking to settle in a vibrant community. With its generous living space and convenient amenities, this property is a wonderful opportunity for anyone seeking a comfortable and spacious residence in Derby. Don't miss the chance to make this lovely house your new home.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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