



**Hartland Drive, Sunnyhill, Derby, DE23 1LW**

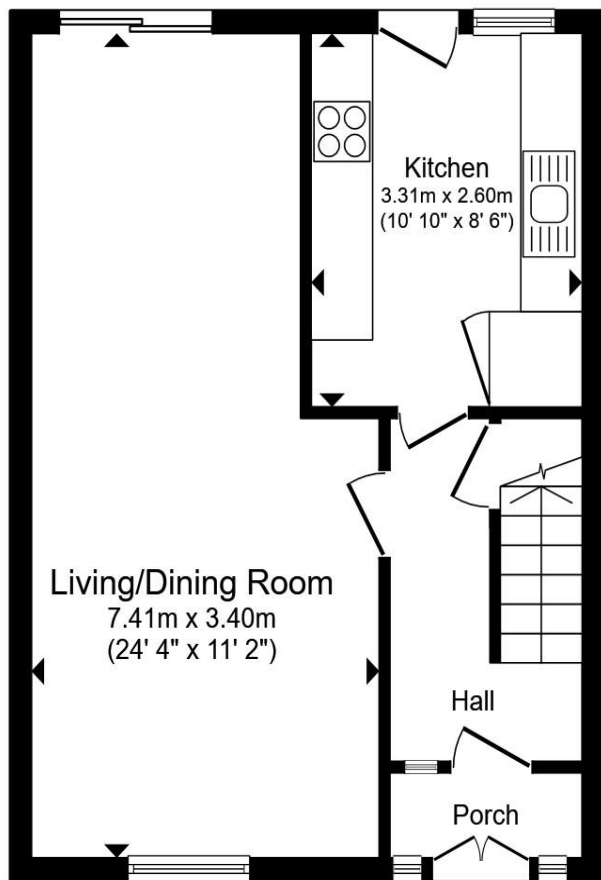


**welcome to**

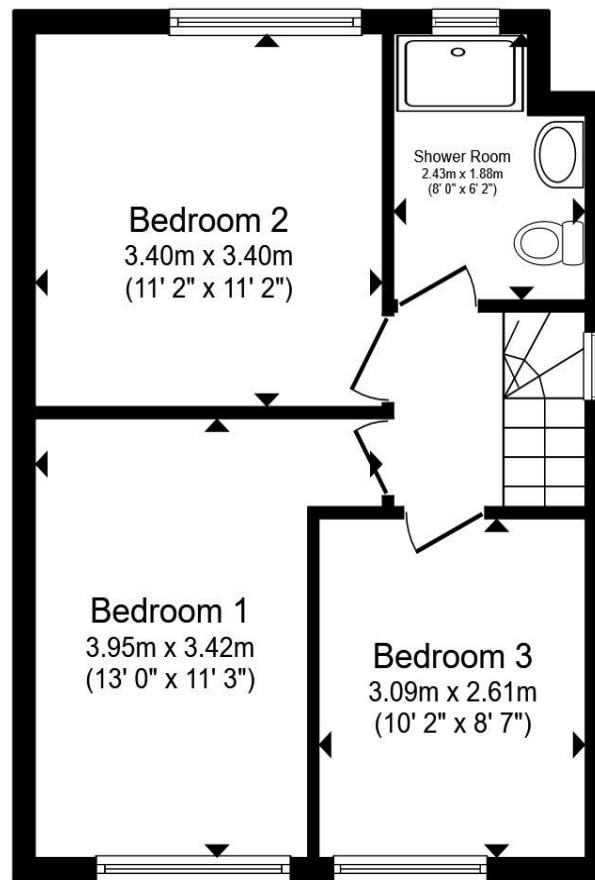
## **Hartland Drive, Sunnyhill Derby**

A spacious three-bedroom semi-detached home in peaceful Sunnyhill, offering bright living spaces, a contemporary kitchen, a lovely private garden and driveway parking. Warm, welcoming and ready to move into—perfect for families, first-time buyers or downsizers.





**Ground Floor**



**First Floor**

**Living/Dining Room**

24' 4" Max x 11' 2" Max ( 7.42m Max x 3.40m Max )

**Kitchen**

10' 10" Max x 8' 6" Max ( 3.30m Max x 2.59m Max )

**Bedroom 1**

13' Max x 11' 3" Max ( 3.96m Max x 3.43m Max )

**Bedroom 2**

11' 2" Max x 11' 2" Max ( 3.40m Max x 3.40m Max )

**Bedroom 3**

10' 2" Max x 8' 7" Max ( 3.10m Max x 2.62m Max )

**Bathroom**

8' Max x 6' 2" Max ( 2.44m Max x 1.88m Max )

Total floor area 80.3 m<sup>2</sup> (865 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Hartland Drive, Sunnyhill Derby

- Spacious three-bedroom semi-detached family home
- Bright open-plan lounge and dining area
- Contemporary kitchen with fitted cupboards
- Adapted family bathroom
- Private rear garden with patio, lawn, shed and greenhouse

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£180,000**

This spacious three-bedroom semi-detached home offers a warm and welcoming feel throughout, perfect for modern family living. You enter through a handy porch into a bright hallway, with the open-plan lounge and dining area to the left — a light, airy space ideal for relaxing or entertaining. Straight ahead, the contemporary kitchen features fitted cupboards and leads directly out to the private rear garden. With a patio, lawn, shed and greenhouse, the garden is well maintained and ready for outdoor enjoyment.

Upstairs, the property offers three good-sized bedrooms — two doubles and a single — all with fitted cupboards for convenient storage. The adapted family bathroom provides comfort and practicality for everyday life. With spacious rooms and a cosy feel throughout, the home is truly ready to move into.

Sunnyhill is a friendly and well-connected residential area, popular with families thanks to its excellent schools, reliable bus routes and easy motorway links. Local shops and amenities are close by, making day-to-day living simple and convenient. A fantastic opportunity for young families, first-time buyers or downsizers seeking a stylish, comfortable home in a peaceful location.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY120514 - 0002

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