

property details **approval form**

52 Hartland Drive, Sunnyhill, Derby, Derbyshire, England, DE23 1LW

Date: 15 January 2026

Property Ref and Version: DBY120514 - 0005

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers over £180,000

Tenure: Freehold

>> **key features**

- > Three-bedroom semi-detached home
- > Spacious open-plan lounge and dining area
- > Functional kitchen with garden access
- > Private rear garden with patio, lawn, shed, and greenhouse
- > Well-maintained but requires modernisation
- > Shared driveway with potential to expand parking
- > Two double bedrooms and one single bedroom
- > Located in a family-friendly area with great amenities and transport links
- > EPC Rating: D

>> **short description**

A well-maintained three-bedroom semi-detached home in Sunnyhill with great potential for modernisation. Ideal for first-time buyers or growing families, it offers spacious living areas, a private garden, and shared driveway parking, with scope to expand parking at the front.

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>> **long description**

This spacious three-bedroom semi-detached property in the peaceful and family-friendly area of Sunnyhill offers a fantastic opportunity for those looking to create their ideal home. While the property would benefit from modernisation, it has been well cared for over the years, meaning updates can be done gradually to suit your budget and timeline.

Inside, you'll find a bright and welcoming hallway leading to a generous open-plan lounge and dining area, perfect for family life and entertaining. The kitchen, is functional and provides direct access to the private rear garden, which features a patio, lawn, shed, and greenhouse, offering plenty of space for outdoor enjoyment.

Upstairs, there are three good-sized bedrooms, two doubles and a single, plus a practical family bathroom. Outside, the property benefits from a shared driveway and a front garden that could be adapted to create additional parking if needed.

Sunnyhill is a popular location for families and first-time buyers, with excellent schools, local shops, reliable transport links, and easy access to major roads. This home is full of potential and offers the perfect blank canvas for those looking to put their own stamp on a property.

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>> **room description**

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)

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>> property images



Your Bagshaws Residential office: 32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG
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>> **property images**



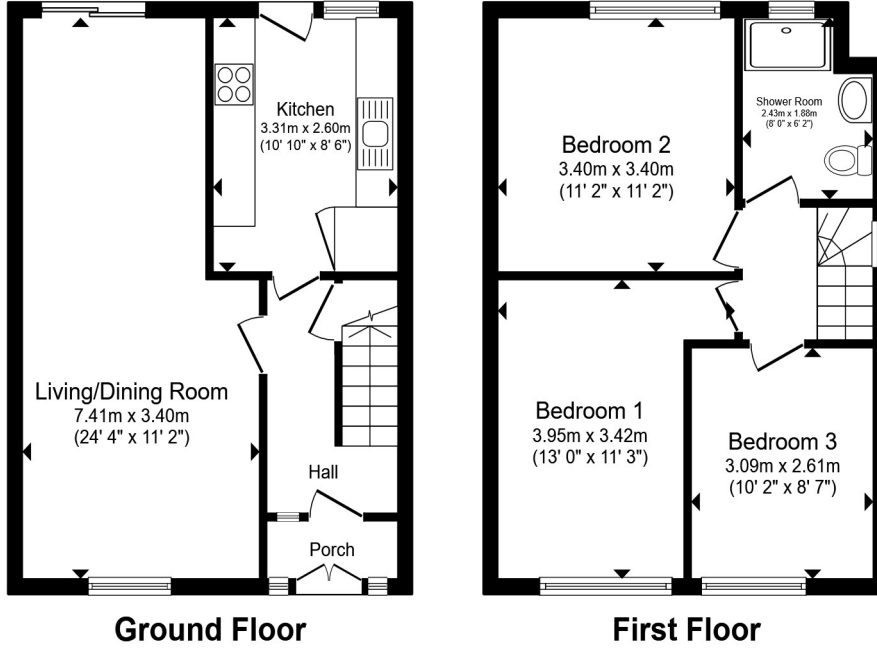
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>> floor plan



Total floor area 80.3 m² (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



>> approval

Signature

Date

	Signature	Date
Lucy Wain		
Mr S. Arscott		

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